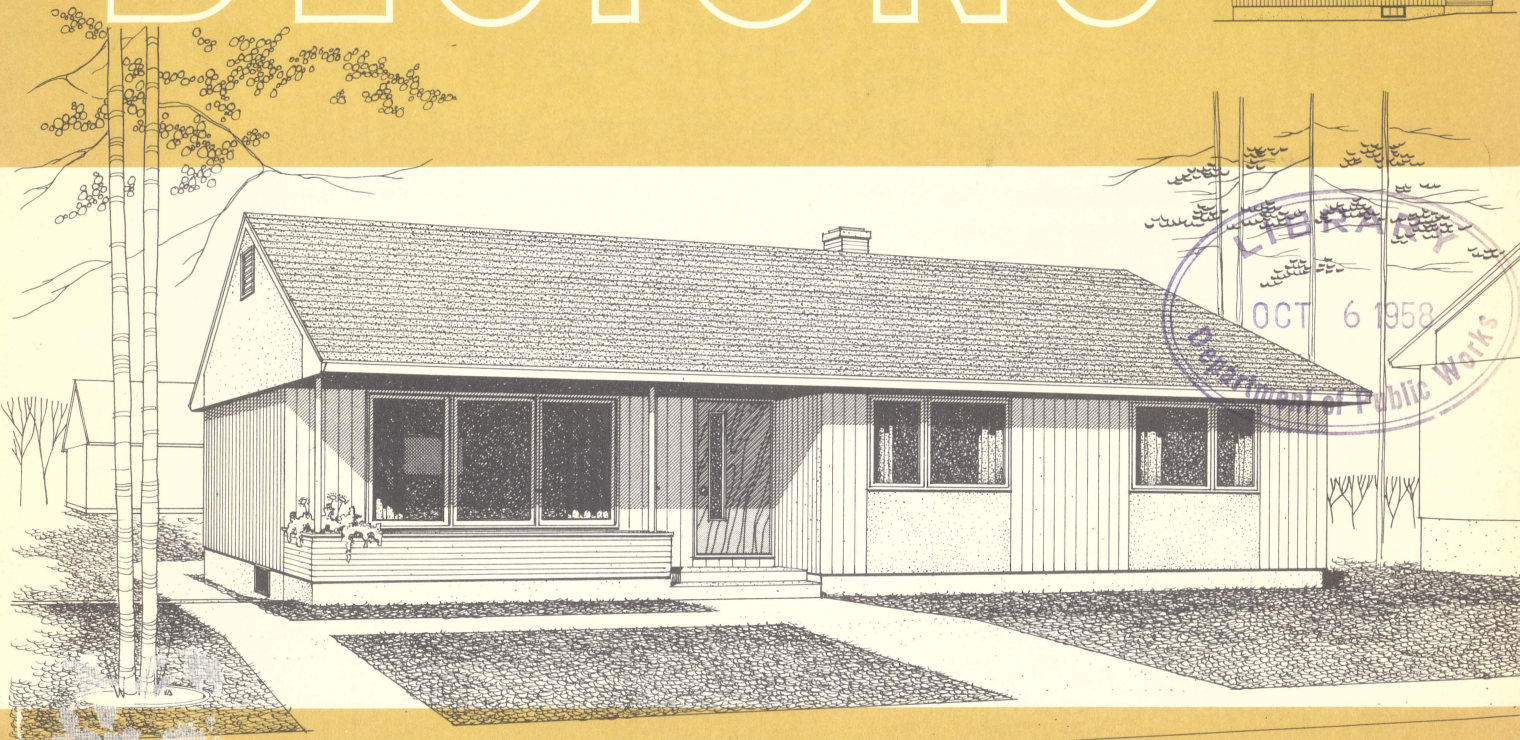
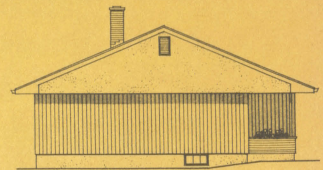
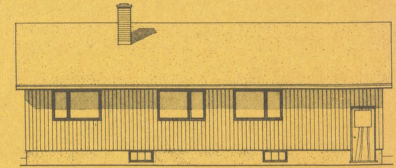
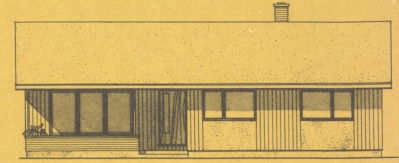


1958 SUPPLEMENT

SMALL HOUSE DESIGNS



*Prepared by Canadian architects
for Central Mortgage and Housing Corporation*

Index To Designs

	<i>design</i>	<i>page</i>
BUNGALOWS		
<i>3 bedrooms</i>	238	2
	283	4
	285	6
	287	8
<i>4 bedrooms</i>	805	10
	806	12
1½ STOREY HOUSES		
<i>3 bedrooms</i>	317	14
<i>4 bedrooms</i>	411	16

SMALL HOUSE DESIGNS

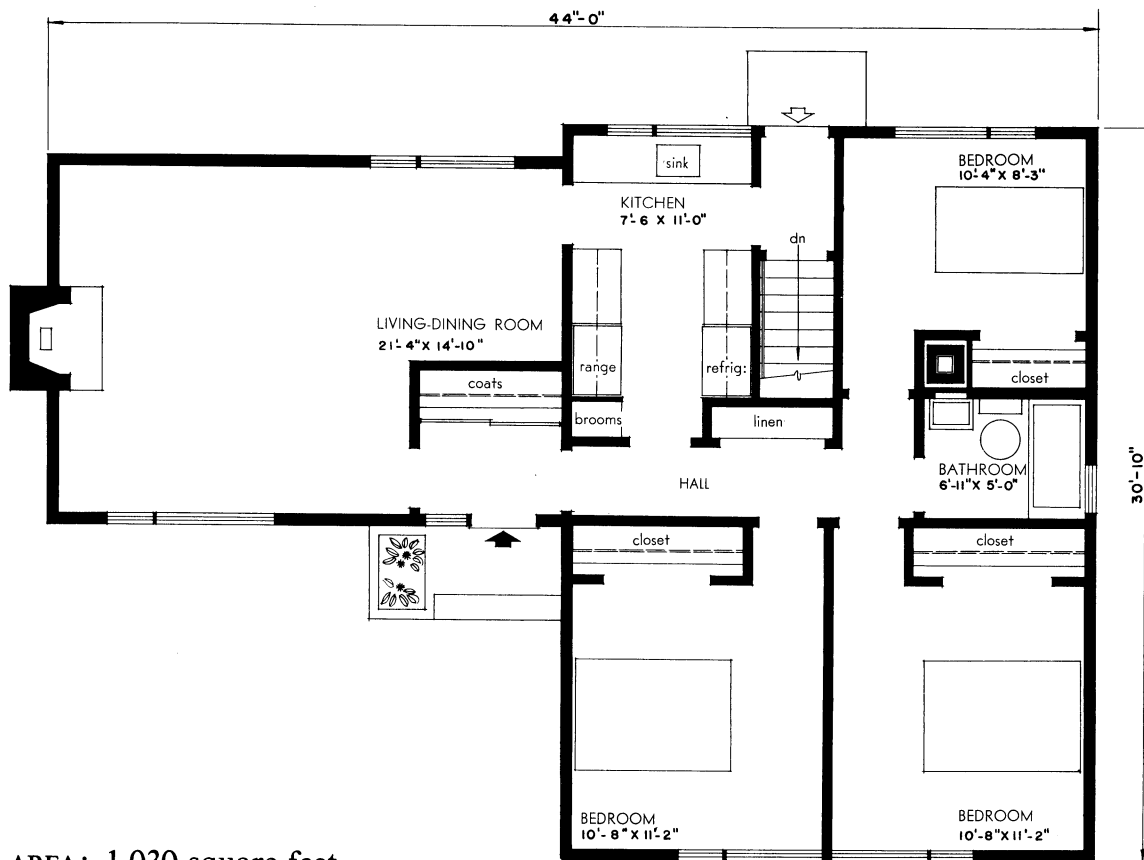
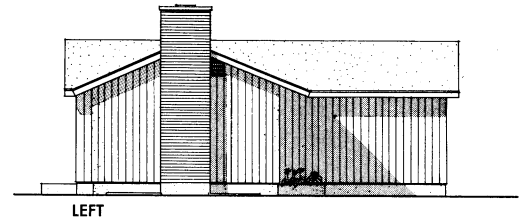
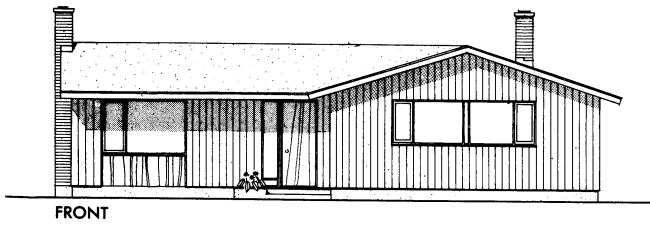
This booklet—a supplement to Small House Designs which was published by Central Mortgage and Housing Corporation in 1957—illustrates eight houses designed especially for those who want to build a small house.

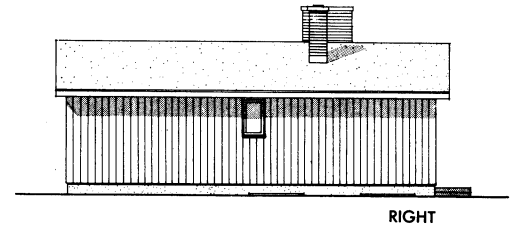
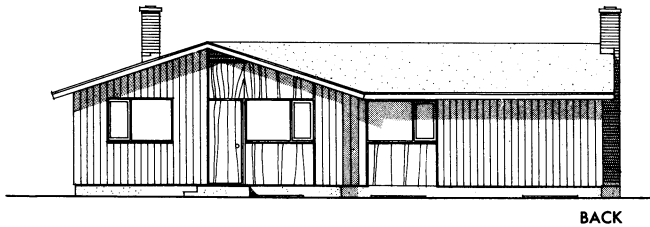
Six of the designs are for bungalows and two are for 1½ storey houses. The four three-bedroom bungalows illustrated here are not more than 1,050 square feet in area, while the three-bedroom 1½ storey house, which has no basement, is slightly more than 1,200 square feet. The four-bedroom houses are not more than 1,300 square feet.

The best results will be obtained by following the plans and by making no changes to the working drawings, particularly to the appearance of the house. Each house has been carefully designed and complies with the Housing Standards, issued by the Division of Building Research of the National Research Council, which are the minimum requirements for those building under the National Housing Act.

All plans and elevations in the book are drawn to scale—one-eighth of an inch to the foot for the plans and one-sixteenth of an inch to the foot for the elevations at the top of each page. Also illustrated are how the houses look when seen from the street.

Four copies of working drawings for each of the houses illustrated may be purchased from any Corporation office for \$10 plus local taxes where applicable. Drawings should be ordered by the design number from the nearest Corporation office. Mail orders for drawings should be accompanied by a money order or cheque made payable to Central Mortgage and Housing Corporation, and cheques must include bank exchange charges. Extra copies may be obtained for \$2.50 plus taxes.



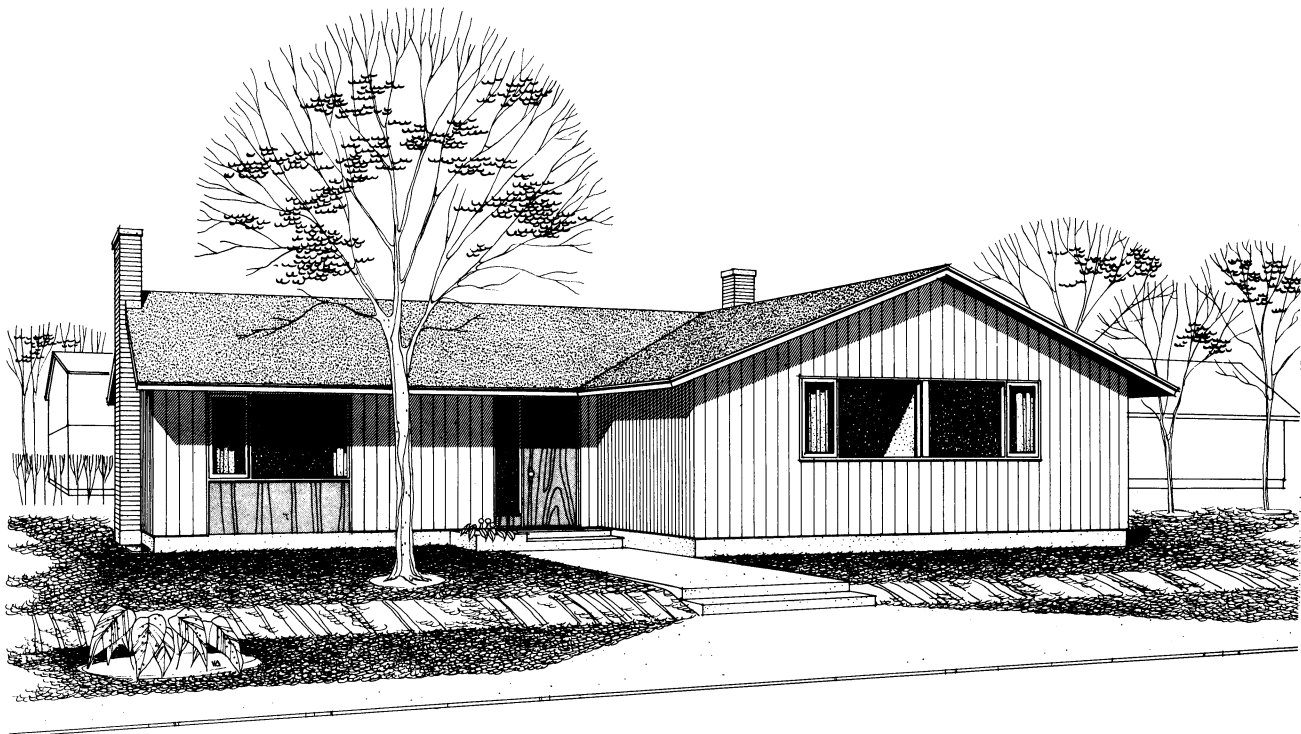


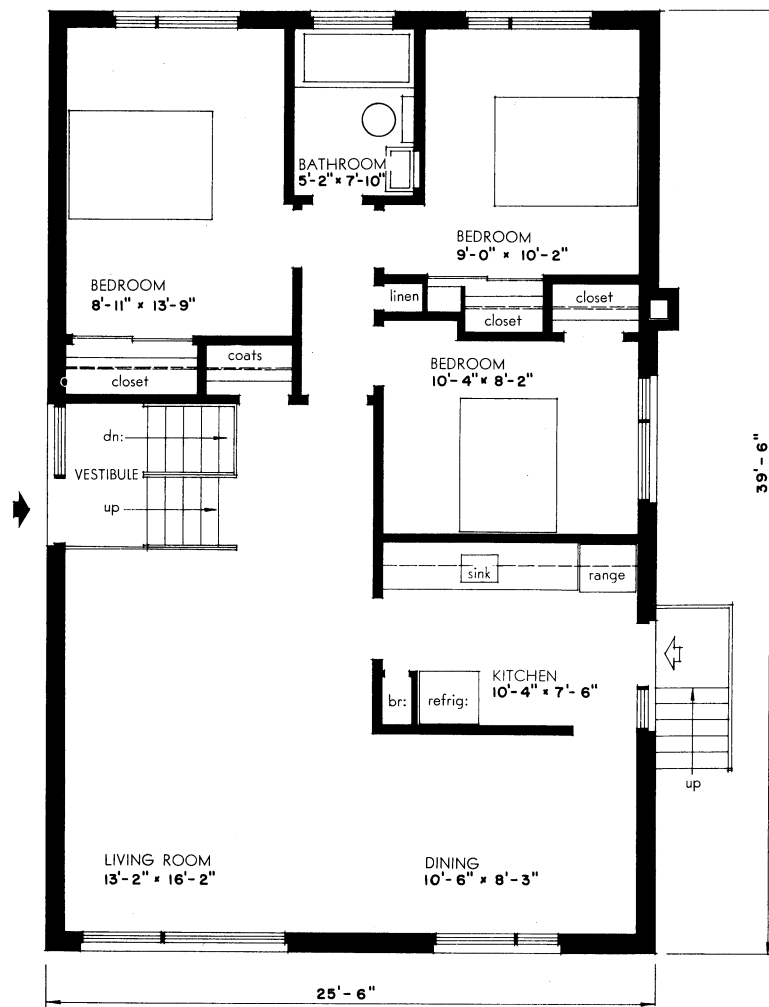
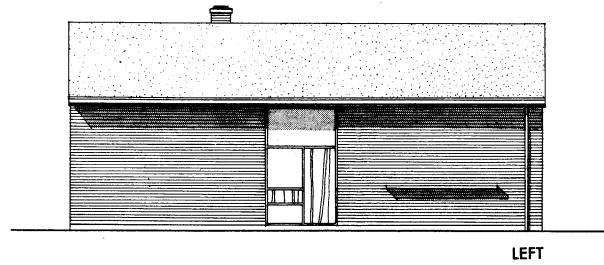
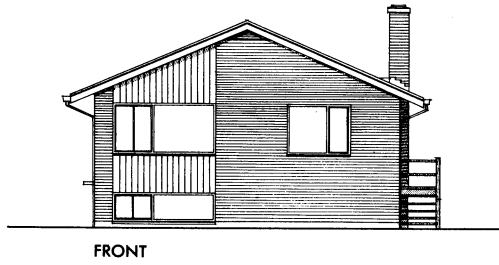
There is good separation between the kitchen, living and sleeping areas of this three bedroom bungalow. Also worth noting are the windows in the living-dining room which enable the furniture to be placed to maximum advantage; the well proportioned front bedrooms and the large closets throughout the house. The basement, which does not extend below the two front bedrooms, contains a large well lit area suitable for a future recreation room. Best orientation would be for the bathroom window to face north.

DESIGN 238

architect: A. W. McPHALEN,

Edmonton, Alta.

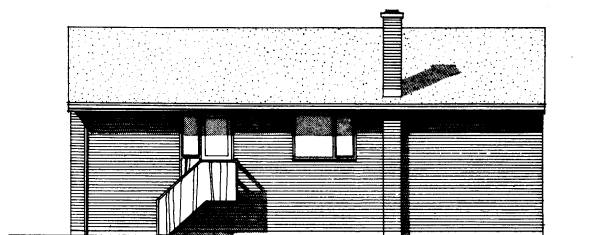




AREA: 1,008 square feet.



BACK



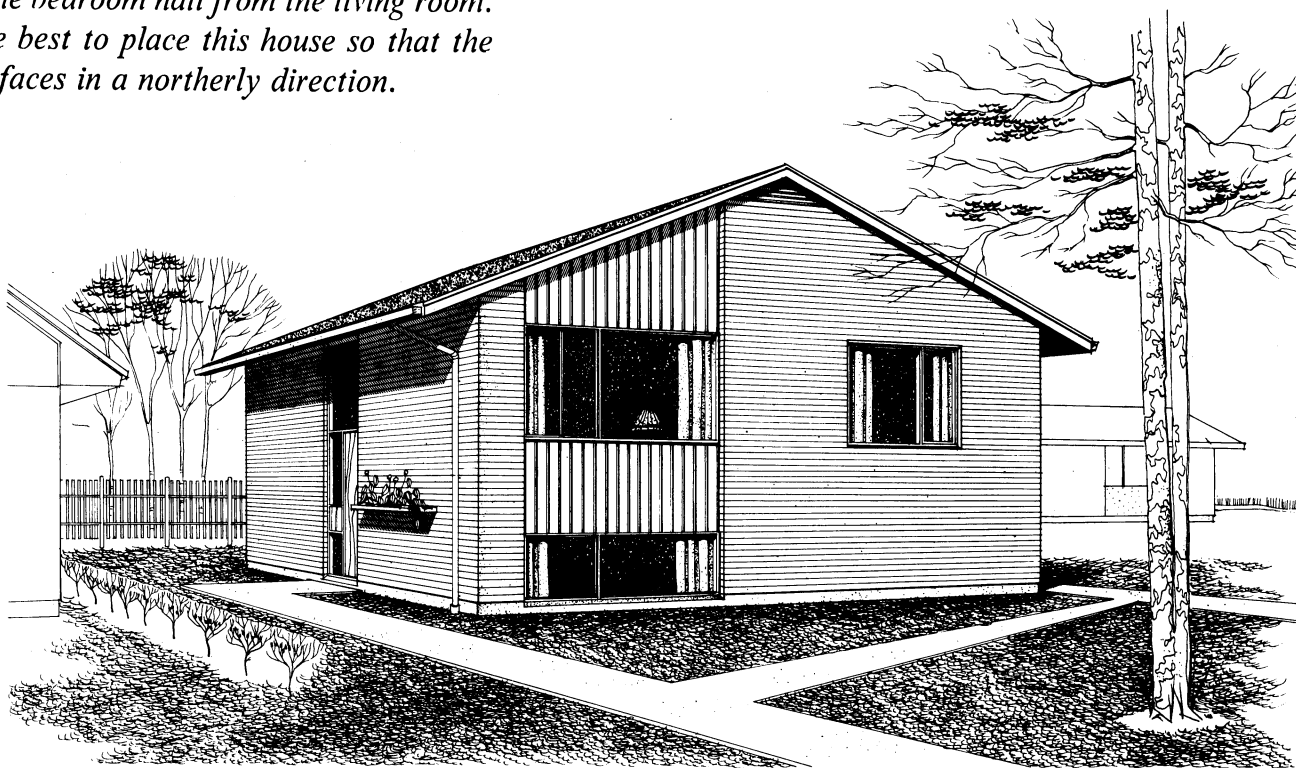
RIGHT

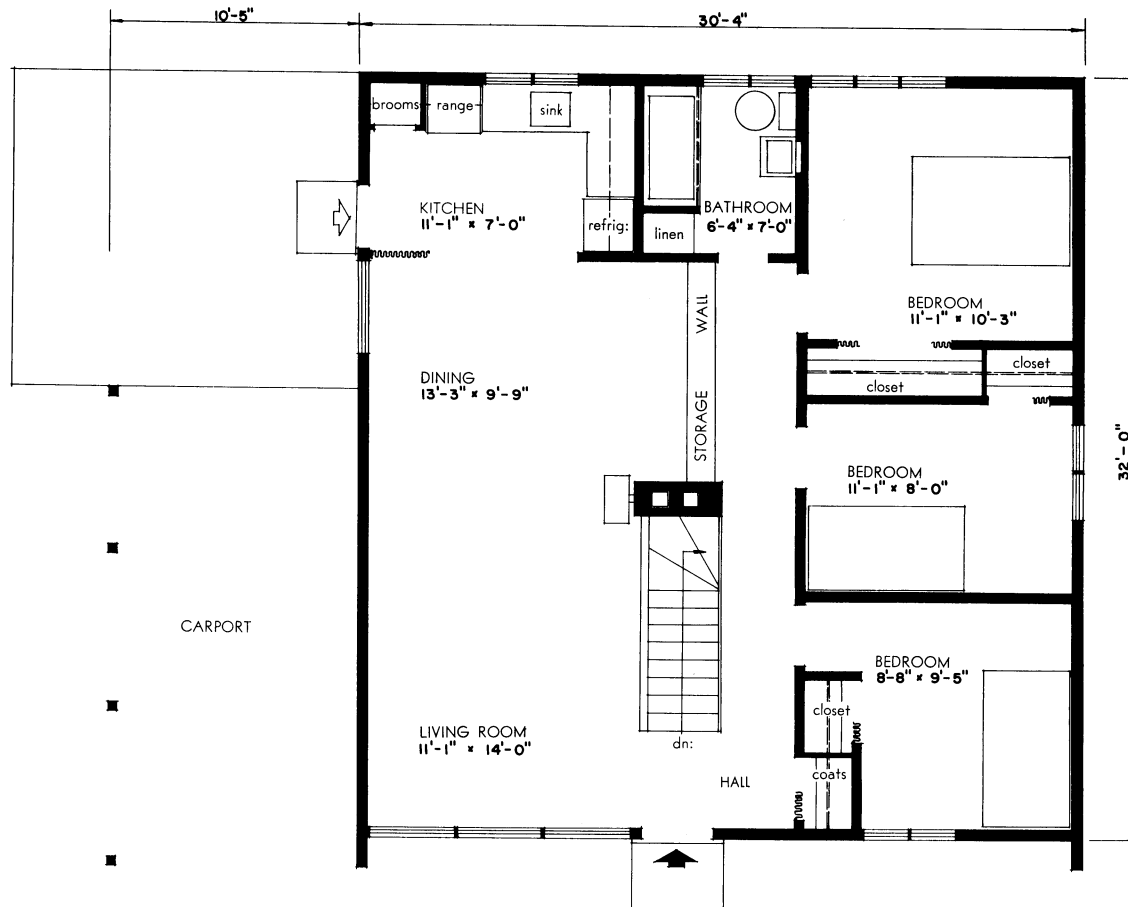
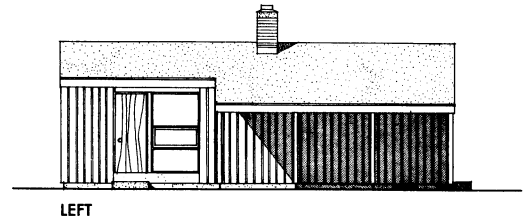
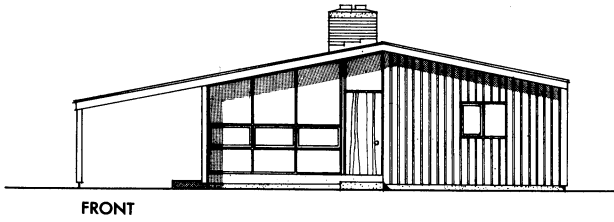
The main entrance of this solid masonry three bedroom bungalow is on the side of the house and the living room and dining room windows, which are in the gable end, face onto the street. Because the entrance is at grade level, it is necessary to go up five steps in order to reach the main floor and down seven steps to reach the basement. Below the living and dining rooms and the kitchen there is an area in the basement suitable for a future recreation room, while the area below the bedrooms has furnace, laundry and storage facilities. On the main floor a door closes off the bedroom hall from the living room. It would be best to place this house so that the main door faces in a northerly direction.

DESIGN 283

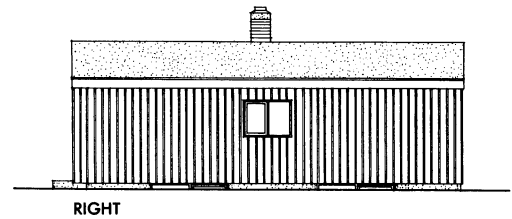
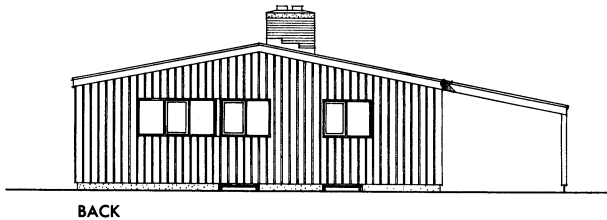
architects: J. KLEIN & H. SEARS,

Toronto, Ont.





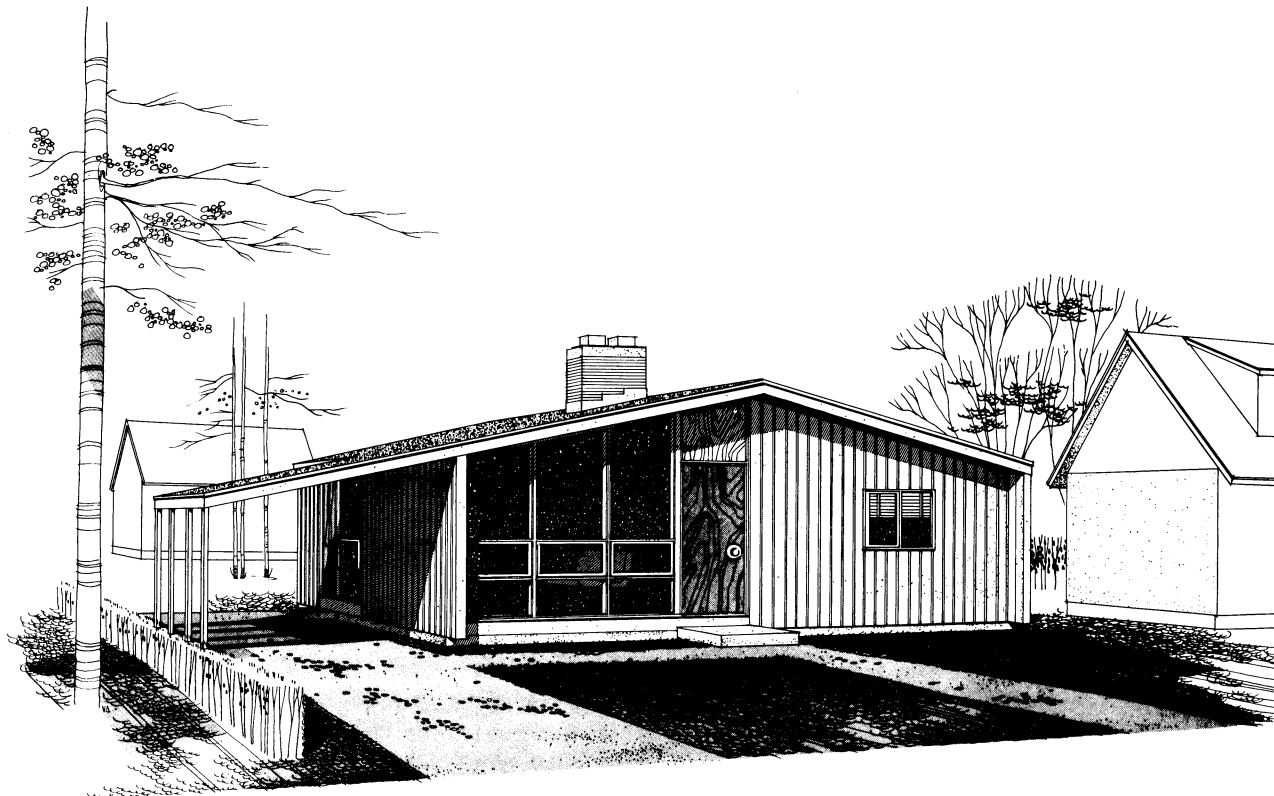
AREA: 971 square feet (excluding carport.)

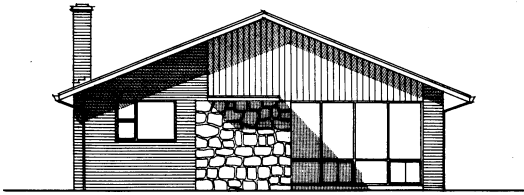


This is a compact three bedroom bungalow house, with a basement. The bedrooms are on one side of the house and are separated from the living-dining-kitchen area by the basement stairs and a 6½ foot storage wall. The walls around the basement stairs are only waist high and this increases the apparent size of the house. This feeling of space is further emphasized by the fact that ceilings throughout the house follow the roof slope. Also noteworthy is the front entrance hall, the plumbing concentrated at the back of the house, the kitchen layout and the outdoor terrace off the dining room and beyond the carport. In addition to laundry, furnace and storage facilities in the basement, the area under the bedrooms is designed to be used as a future recreation room. The house might be best placed on the lot so that the middle bedroom faces north.

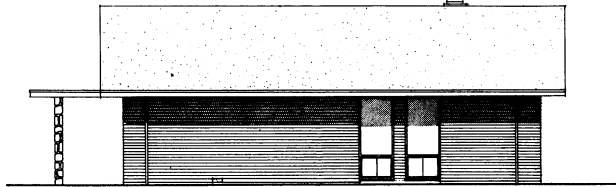
DESIGN 285

architect: J. L. BLATHERWICK,
Toronto, Ont.

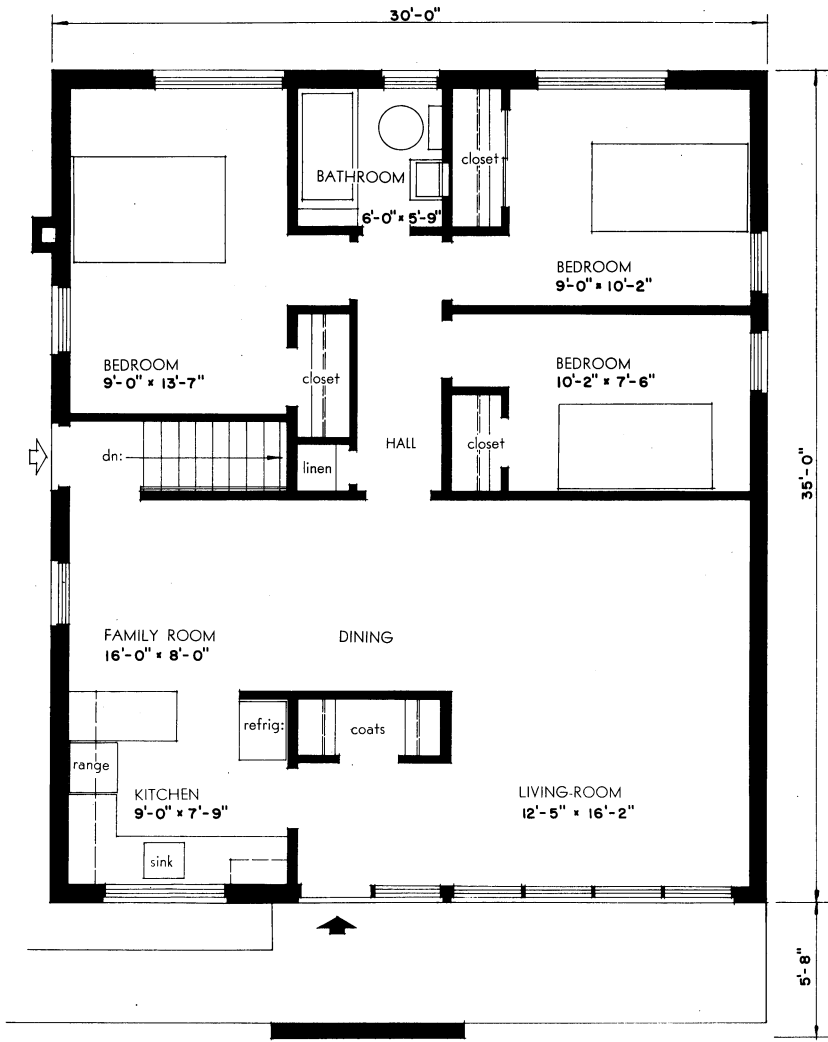




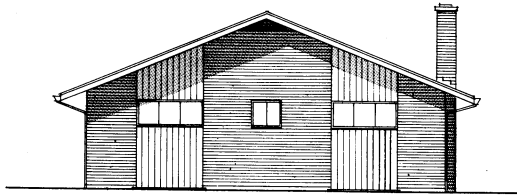
FRONT



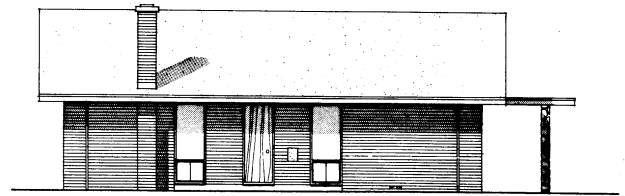
RIGHT



AREA: 1,050 square feet.



BACK

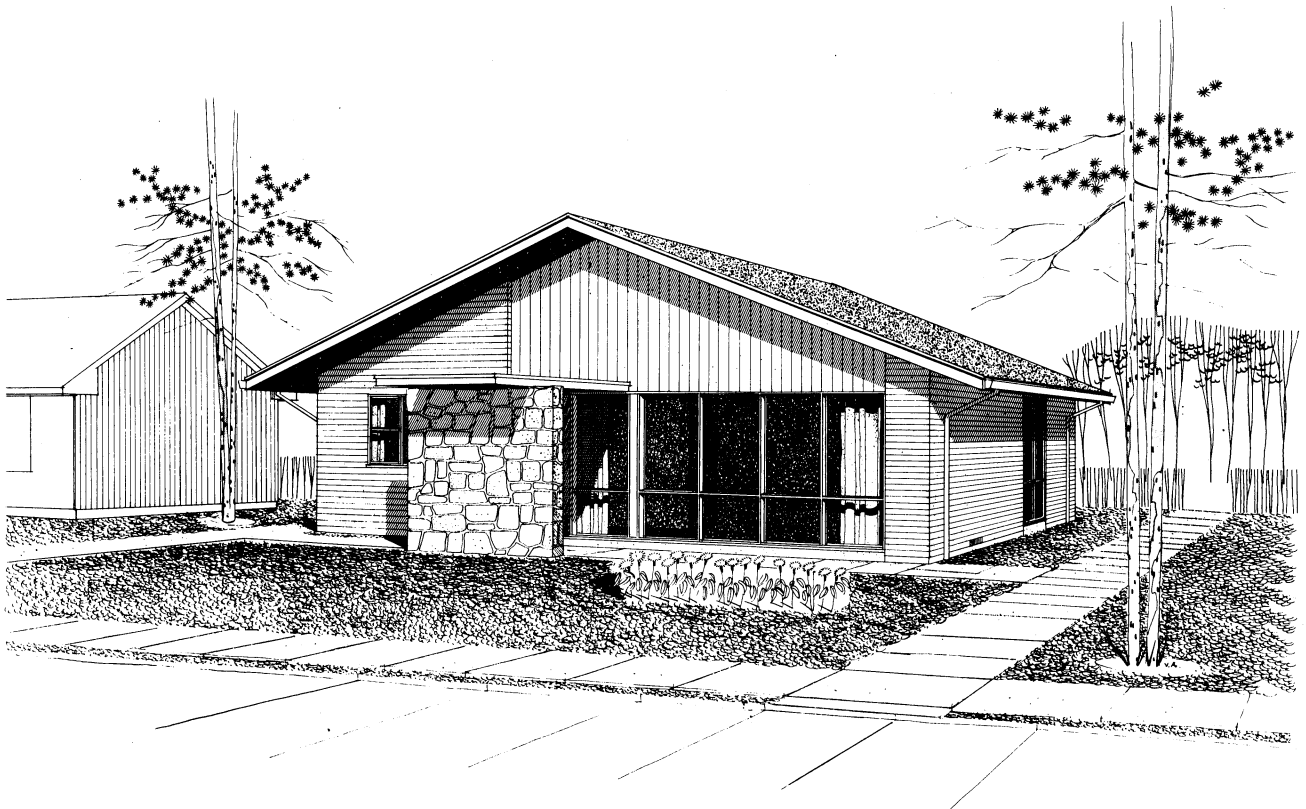


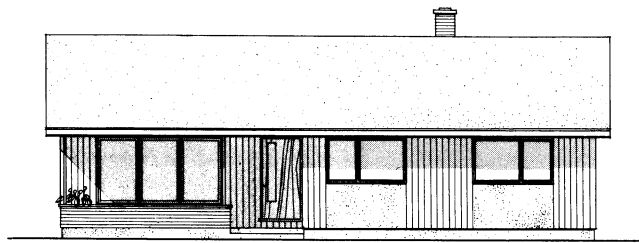
LEFT

The main entrance of this solid masonry, three bedroom bungalow is protected by a fieldstone wall and a canopy. The bedroom wing is closed off from the rest of the house by a door. This increases privacy and quiet in the sleeping area of the house. The stairs leading to the basement are well located with access from the outside and the family room. The basement extends only below the bedrooms and contains furnace and laundry rooms, and a recreation room of about the same area as the living room.

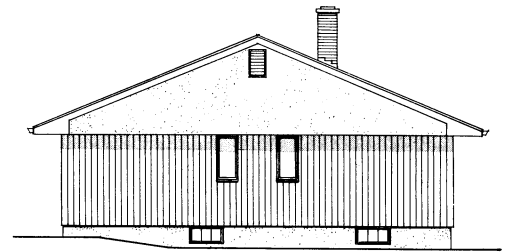
DESIGN 287

architect: J. SULLIVAN, Don Mills, Ont.

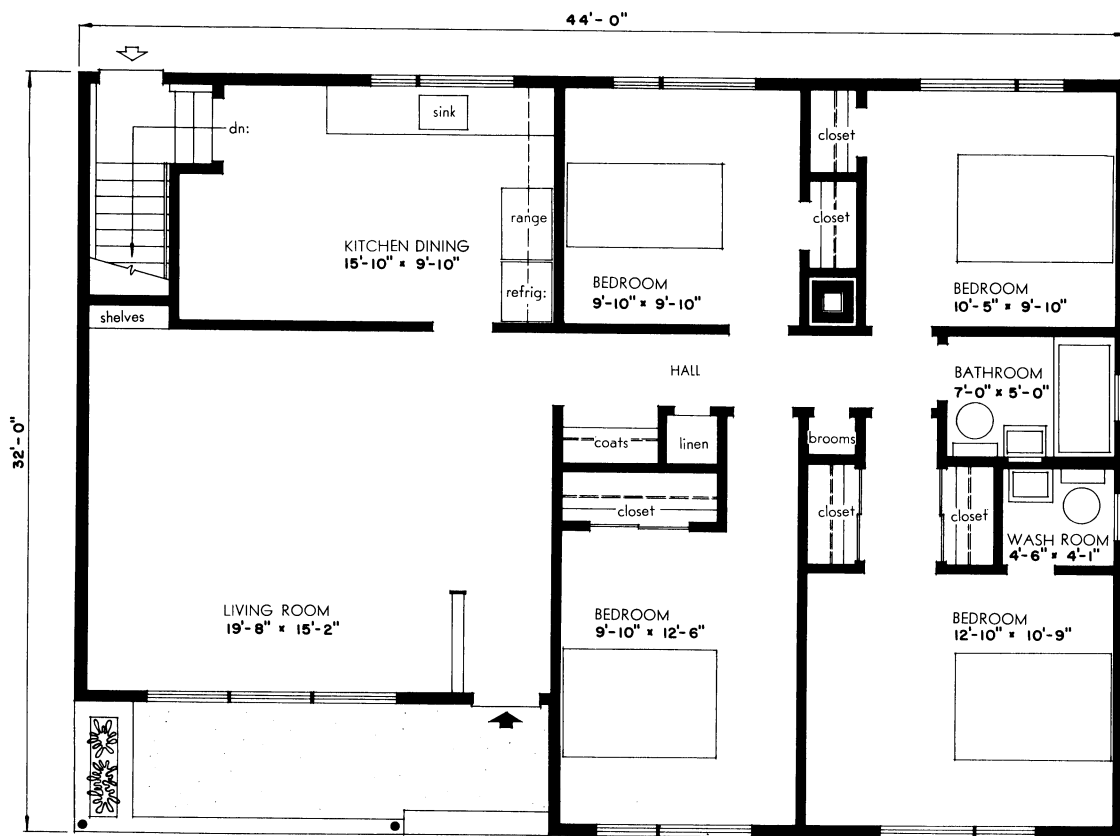




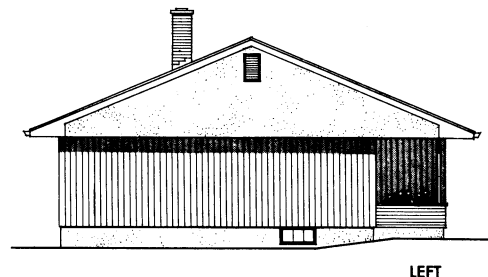
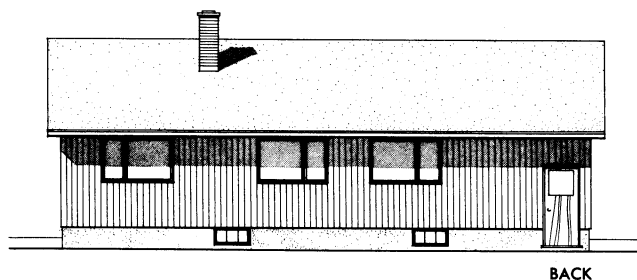
FRONT



RIGHT



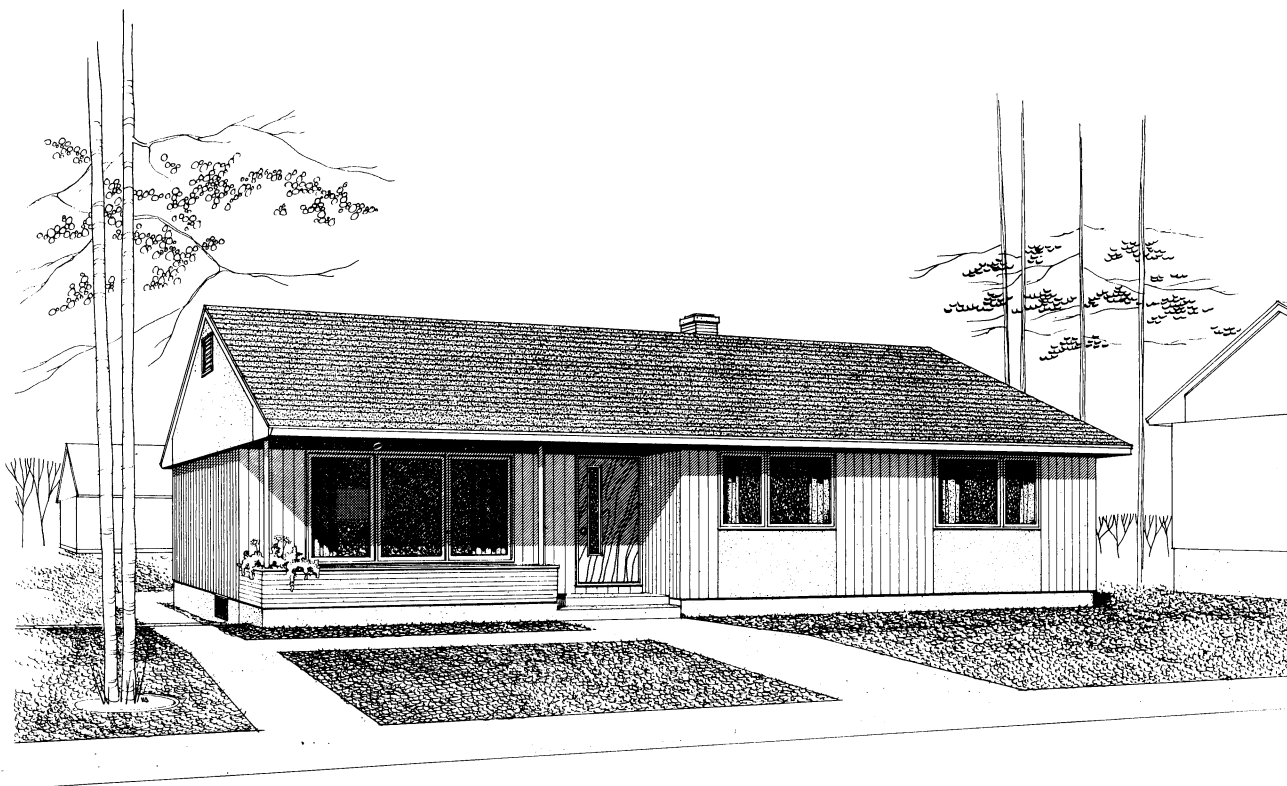
AREA: 1,298 square feet.

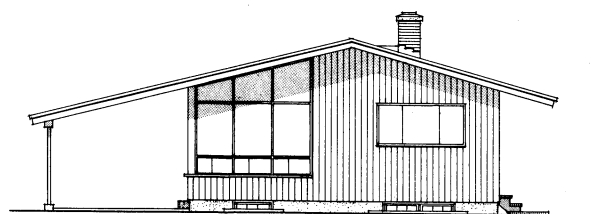


This four bedroom frame bungalow has several features worth noting; among them are the front entrance terrace and the front door, both protected by the roof overhang; the large living room with built-in book shelves; the arrangement of the kitchen with dining space capable of accommodating a large table; the large bedrooms, all of which are 100 square feet or over in size; and the arrangement of the closets and toilet off the main bedroom. There is a full basement below the ground floor containing the usual basement facilities and space that could be divided later according to the owner's preference. Best orientation would be to face either gable end to the north.

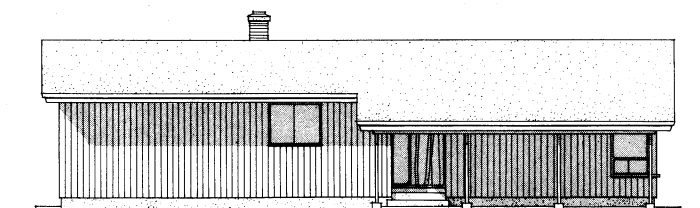
DESIGN 805

architects: K. R. D. PRATT & S. E. LINDGREN,
Winnipeg, Man.

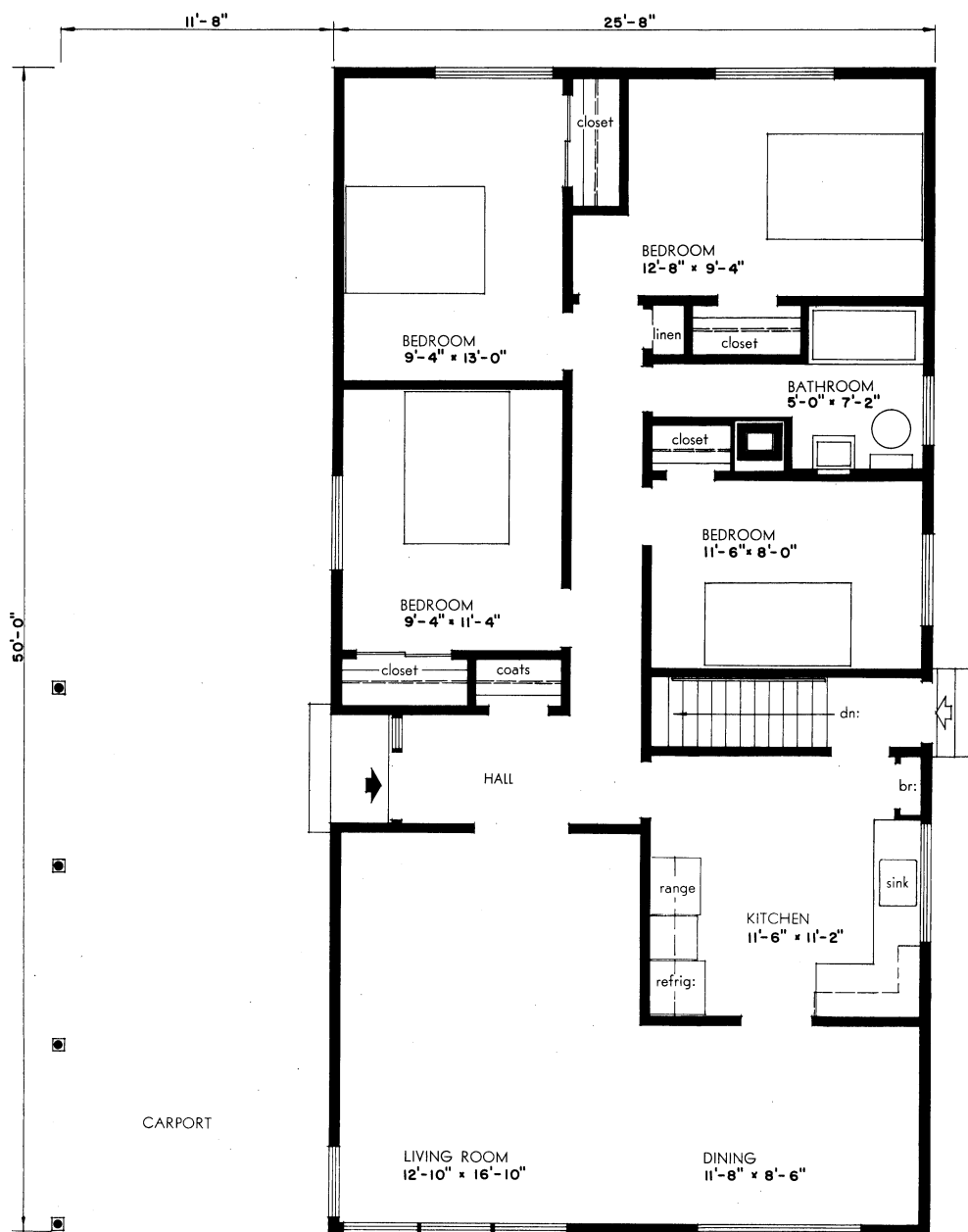




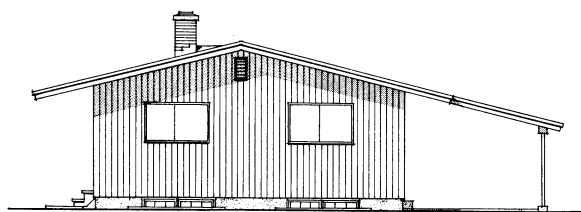
FRONT



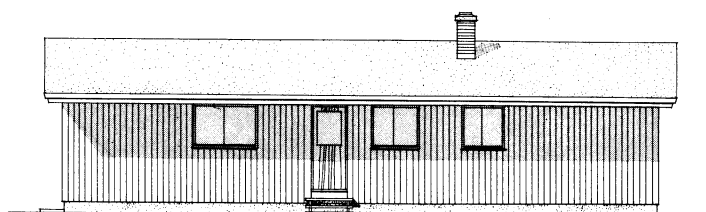
LEFT



AREA: 1,271 square feet.



BACK

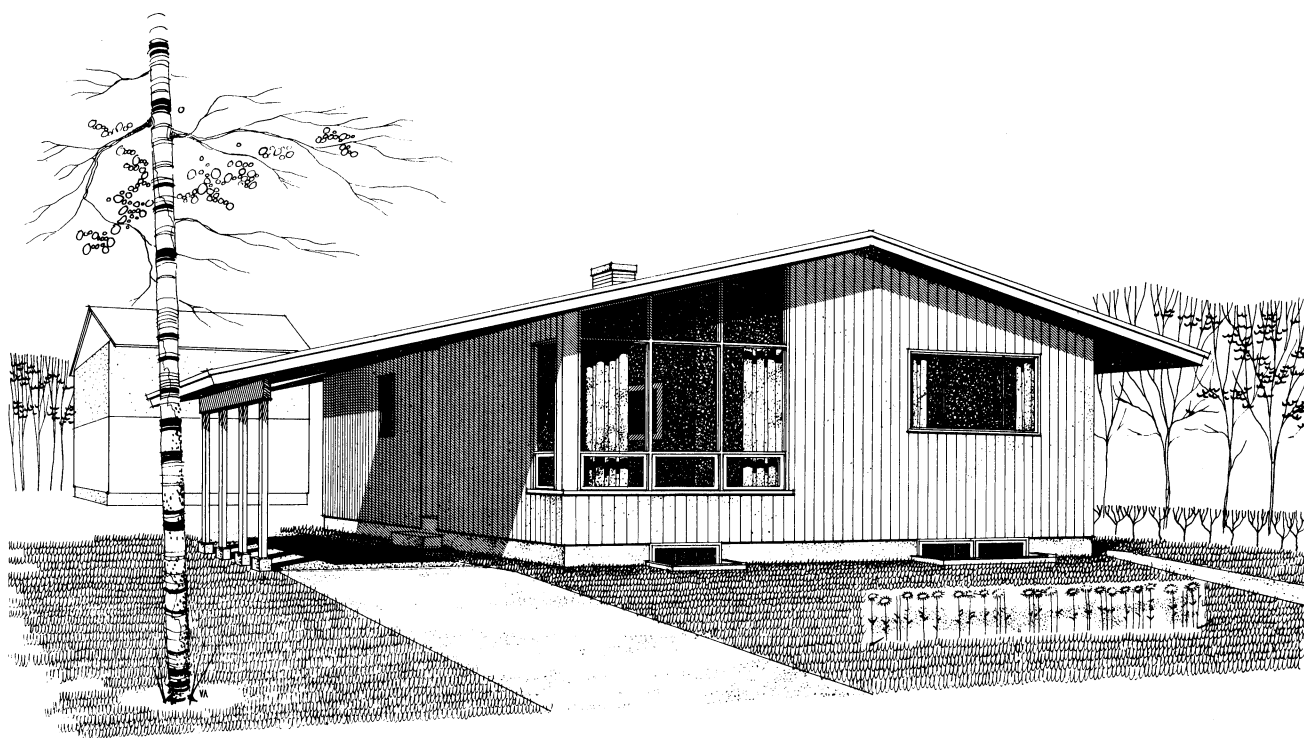


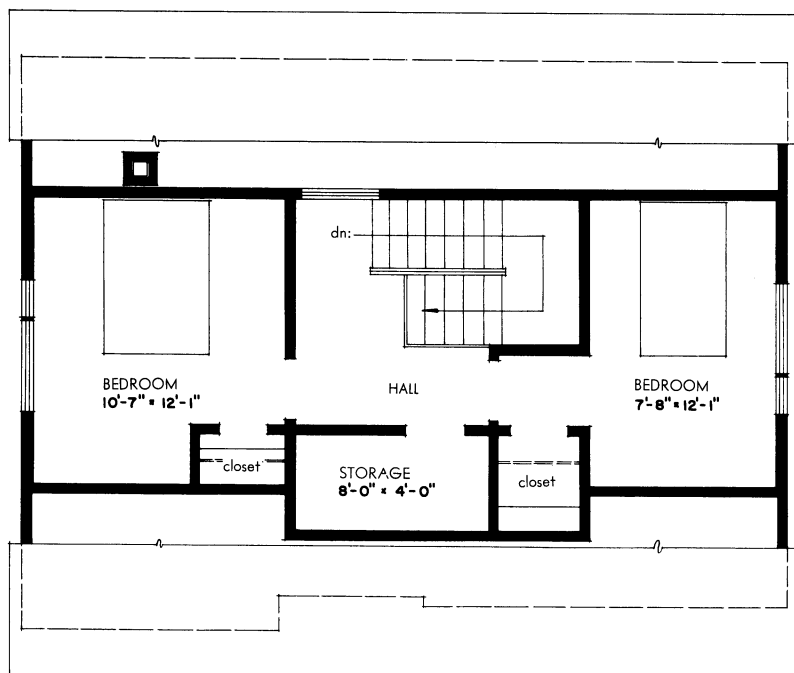
RIGHT

The front entrance of this four bedroom frame bungalow is protected by the carport roof. There is a good-sized entrance hall with direct access to the various parts of the house, living room, bedrooms and kitchen. The kitchen is large and has room for a dining table. In the living and dining rooms the ceilings follow the slope of the roof. There is a full basement below the ground floor containing laundry and heating facilities and ample space for a large future recreation room.

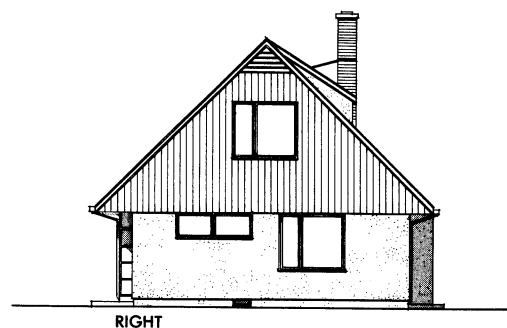
DESIGN 806

architect: M. G. DIXON, Ottawa, Ont.

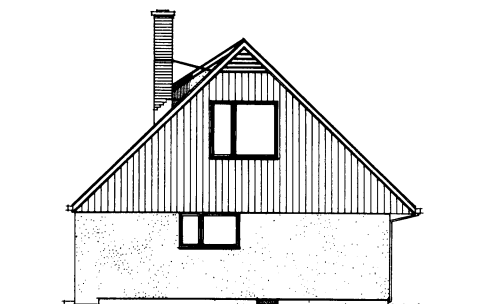




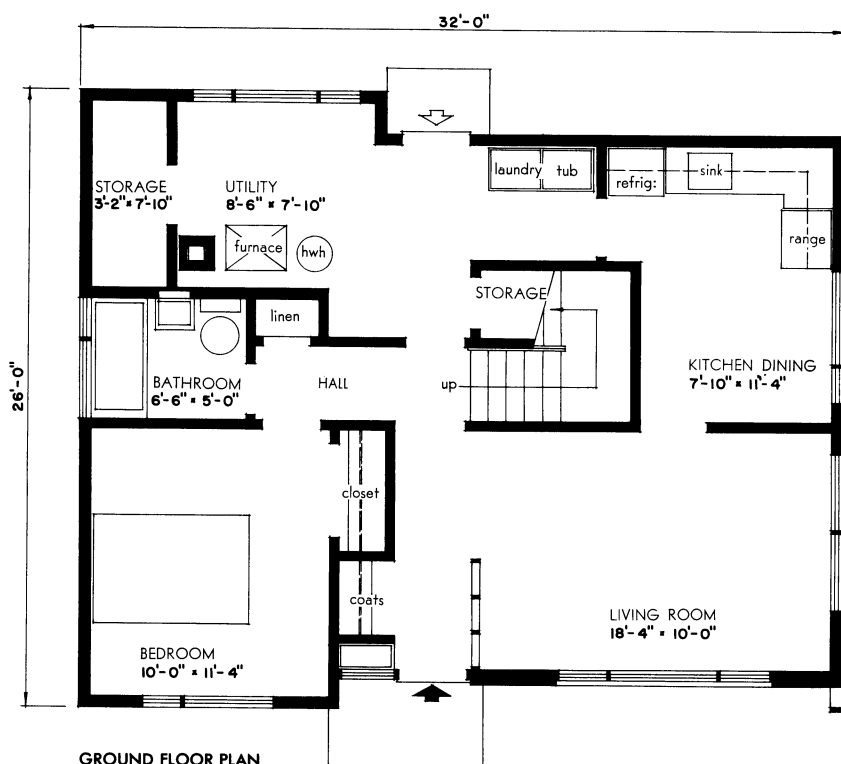
SECOND FLOOR PLAN



RIGHT

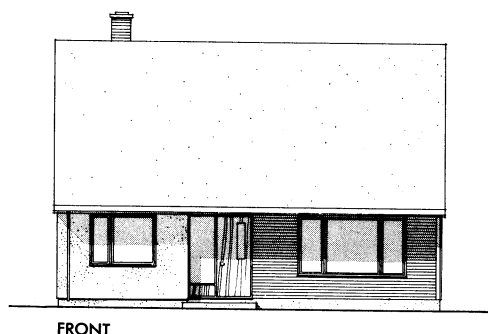


LEFT

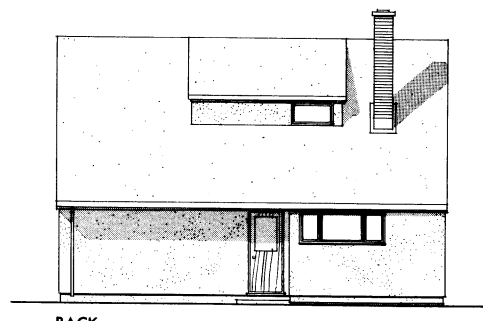


GROUND FLOOR PLAN

AREA: 1,204 square feet.



FRONT

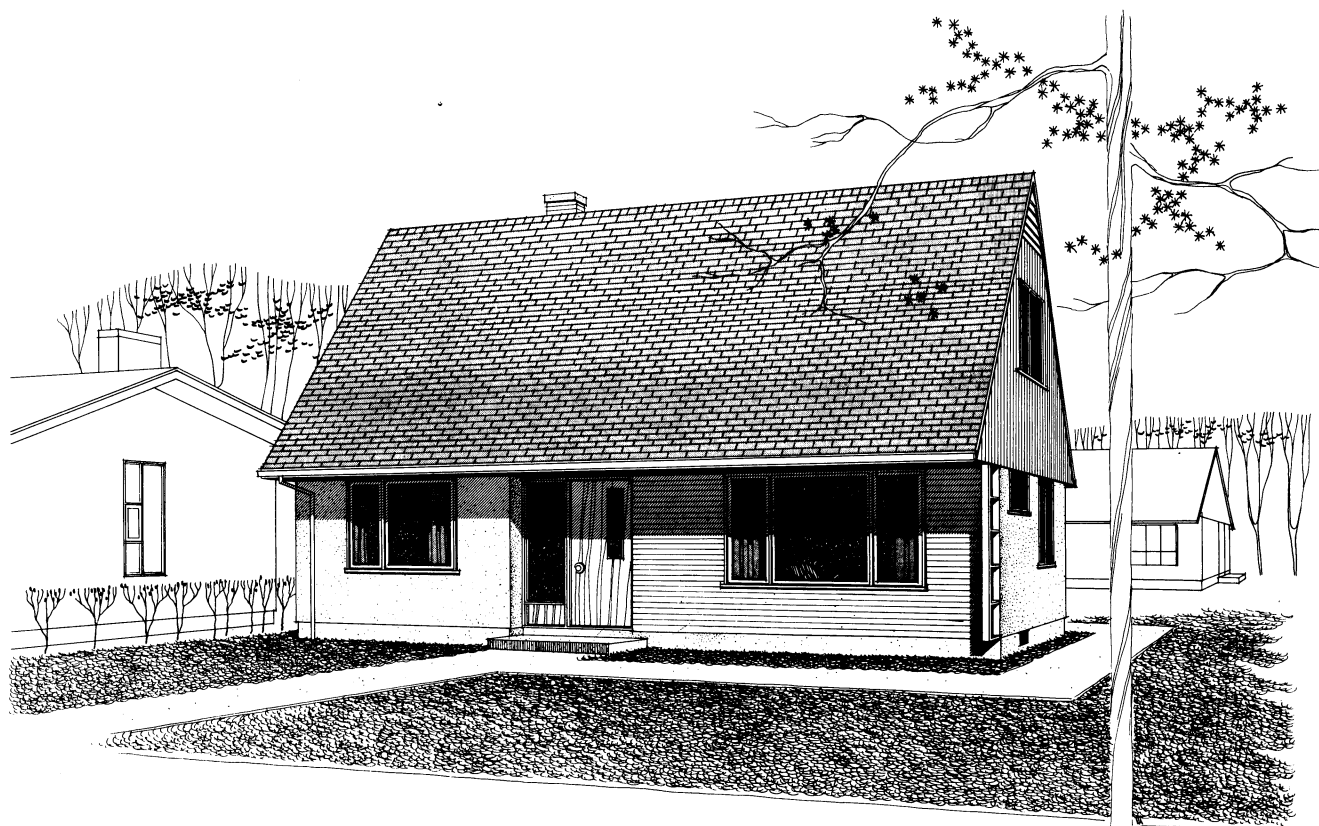


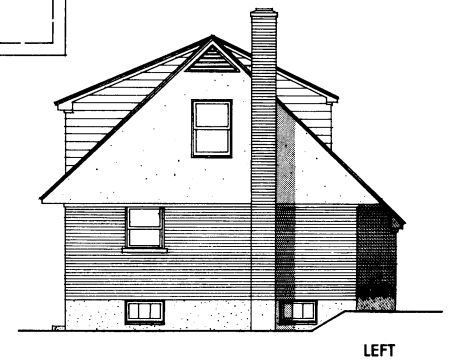
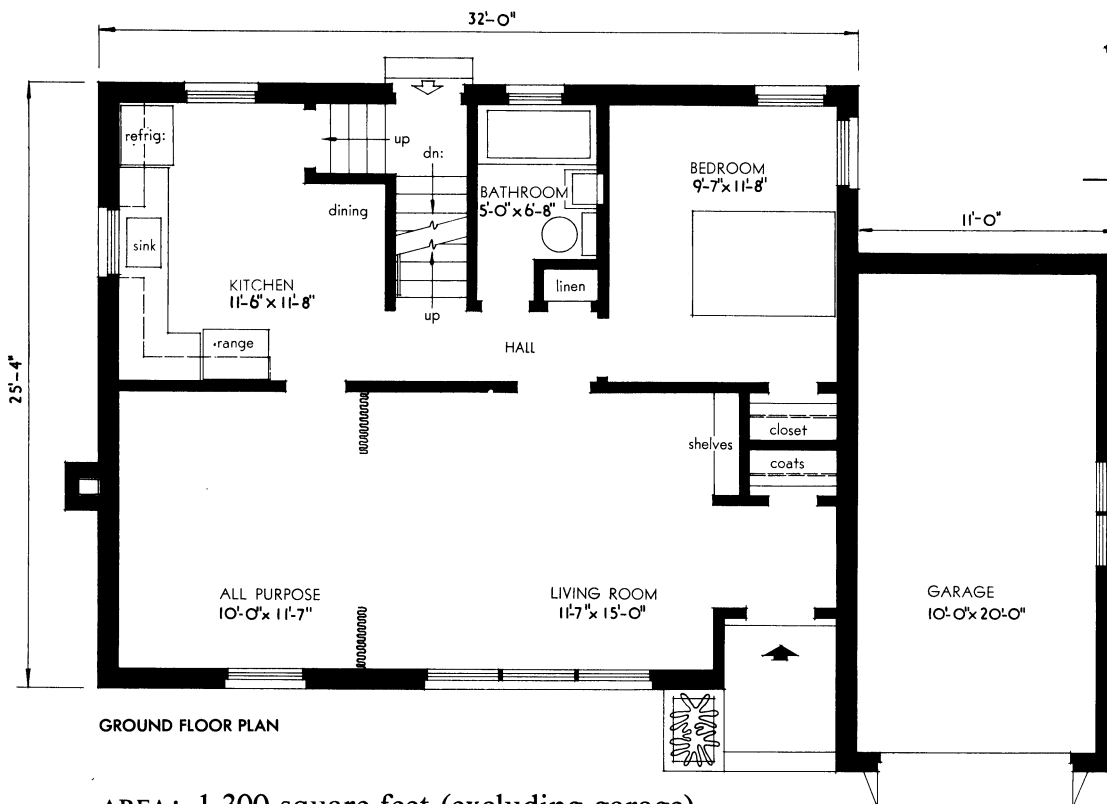
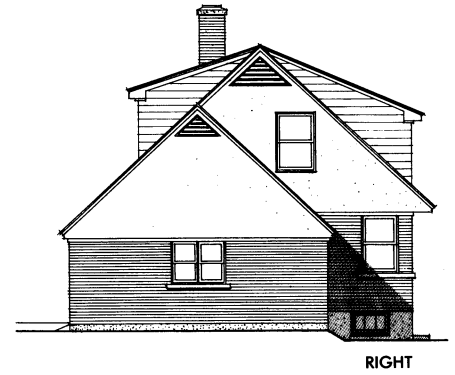
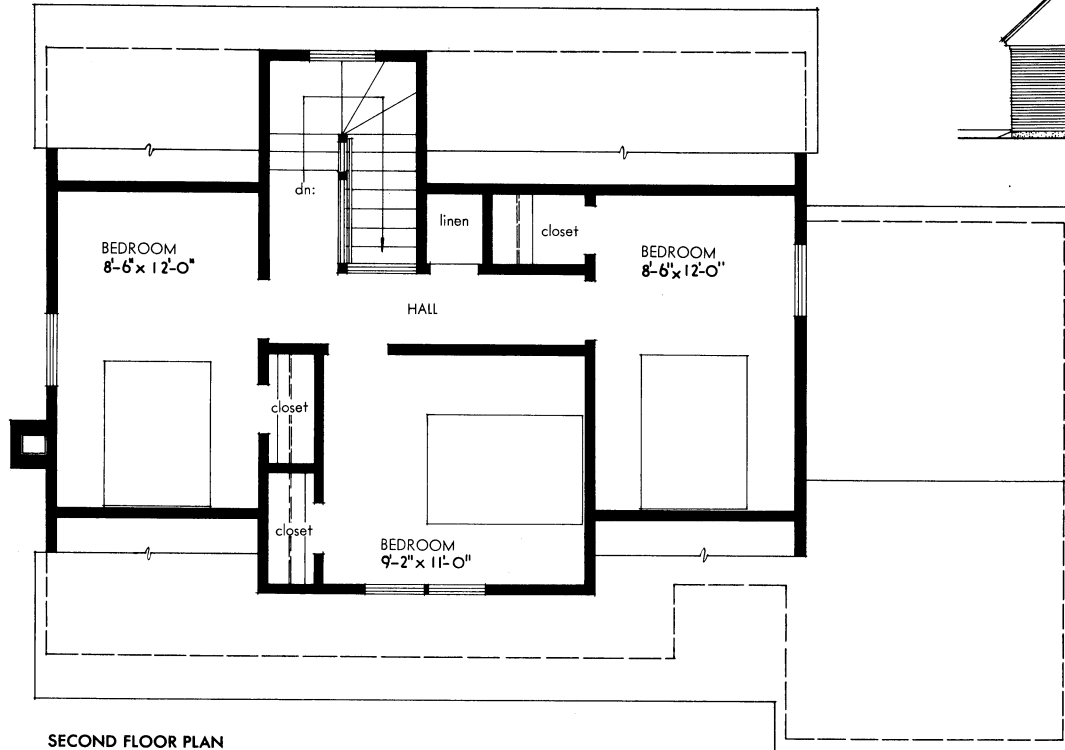
BACK

This is a compact, basementless, one-and-a-half storey, frame house. On the second floor there are two bedrooms with closets and storage space. On the ground floor there are—a fair sized bedroom and bathroom; closed-in storage space; a useful utility room off which the back door opens; a compact kitchen which contains dining space; a living room with large windows facing the street and high windows on the wall to the side of the lot. It would be best to place this house on the lot so that the bathroom window faces north.

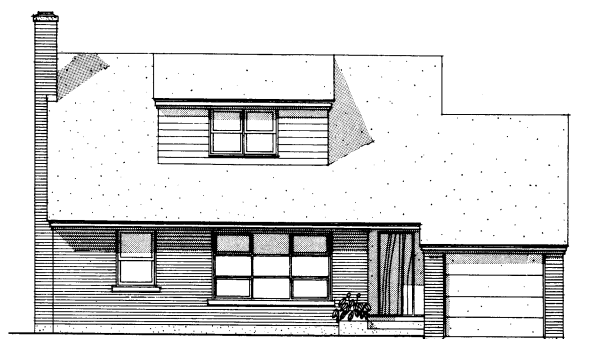
DESIGN 317

architects: K. R. D. PRATT & S. E. LINDGREN,
Winnipeg, Man.

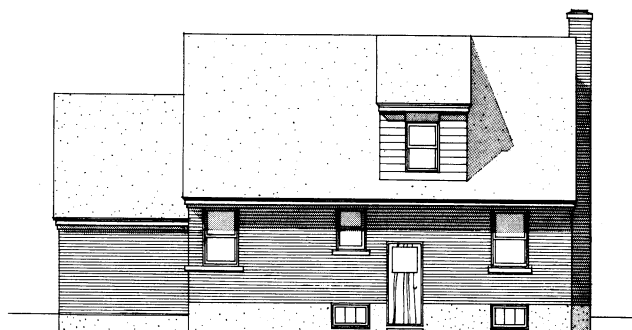




AREA: 1,300 square feet (excluding garage).



FRONT

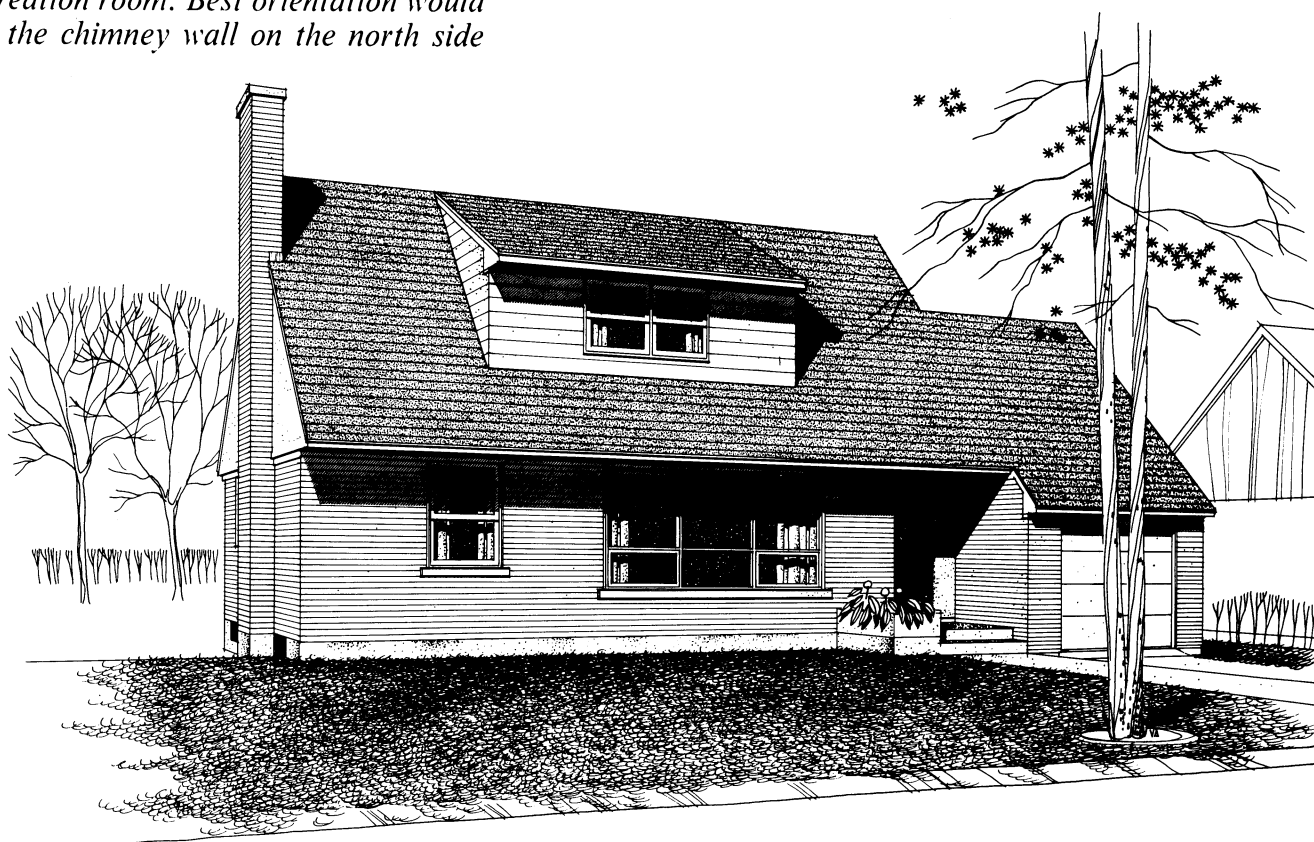


BACK

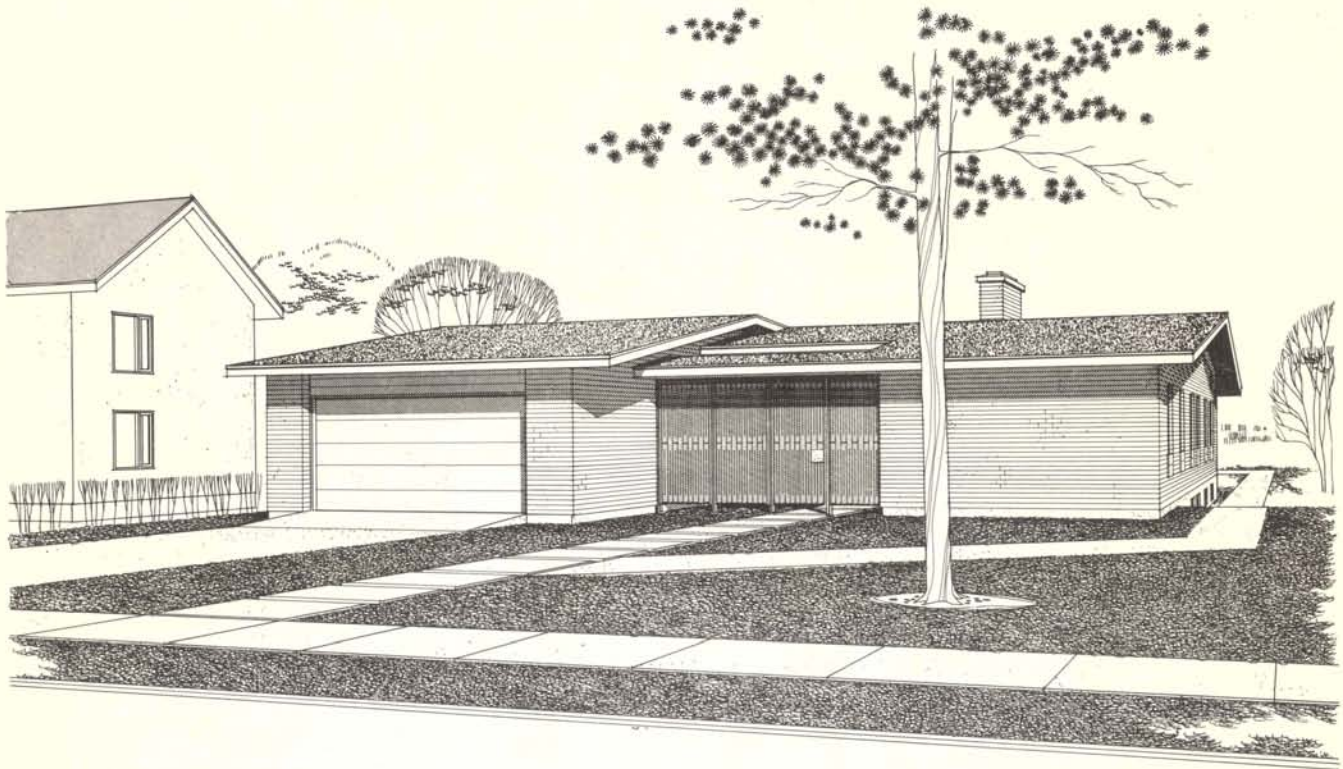
This four bedroom one-and-a-half storey house is constructed of solid masonry on the ground floor; the dormers are finished in horizontal siding and the gable ends are stuccoed. There are three bedrooms on the upper floor; the bathroom and a fourth bedroom are on the ground floor. The folding doors which separate the living room from the multi-purpose room can be opened to make a single large room 25 feet long, running right across the front of the house. There is space in the kitchen for a dining table. The basement which extends fully below the ground floor contains the usual facilities with space for a future recreation room. Best orientation would be to place the chimney wall on the north side of the lot.

DESIGN 411

architect: M. G. DIXON, Ottawa, Ont.



Small House Designs



Design 2330 *Architect: R. B. W. GORDON, Toronto, Ont.*

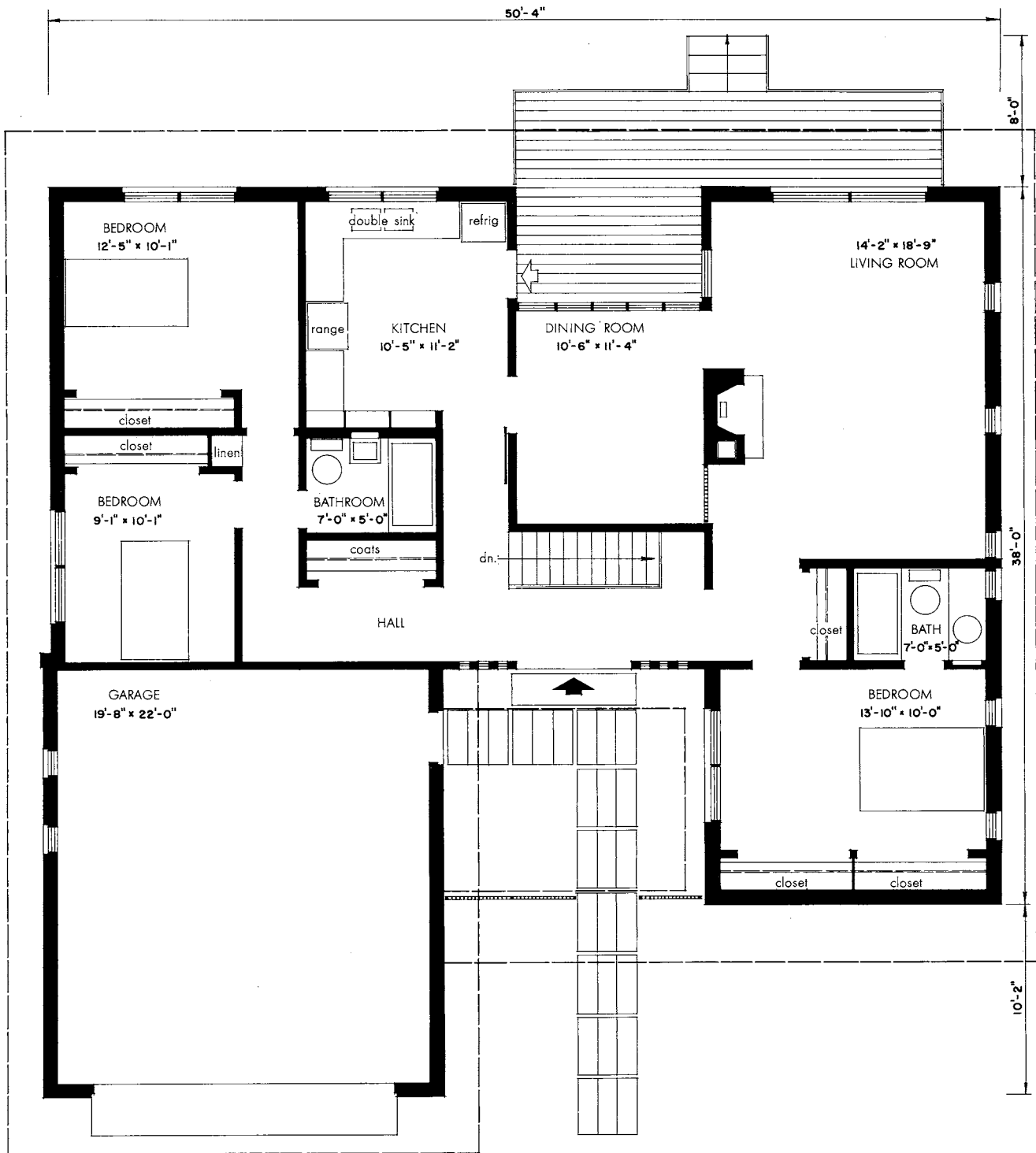
This three-bedroom bungalow has two private outdoor areas. The small front entrance courtyard is enclosed by a decorative screen which emphasizes the entrance in an otherwise straightforward exterior to the house. A second outdoor area has been created by indenting part of the back veranda off the dining room. The master bedroom has its own bath and, together with the living section, is well separated from the children's bedrooms. The front entrance should face north.

Working drawings may be purchased for \$15.00 plus municipal and provincial taxes where these are applicable.

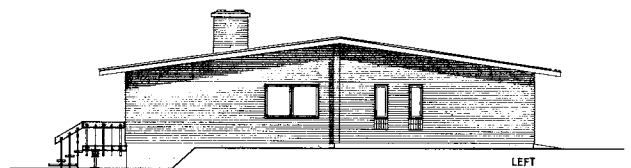
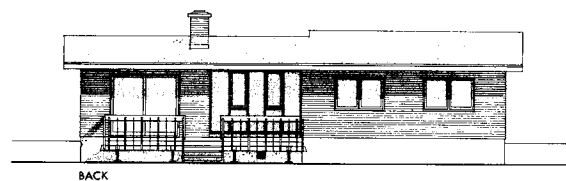
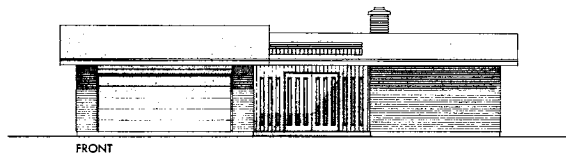
Four copies are provided and extra copies, if required, may be obtained for \$3.75 each plus taxes.

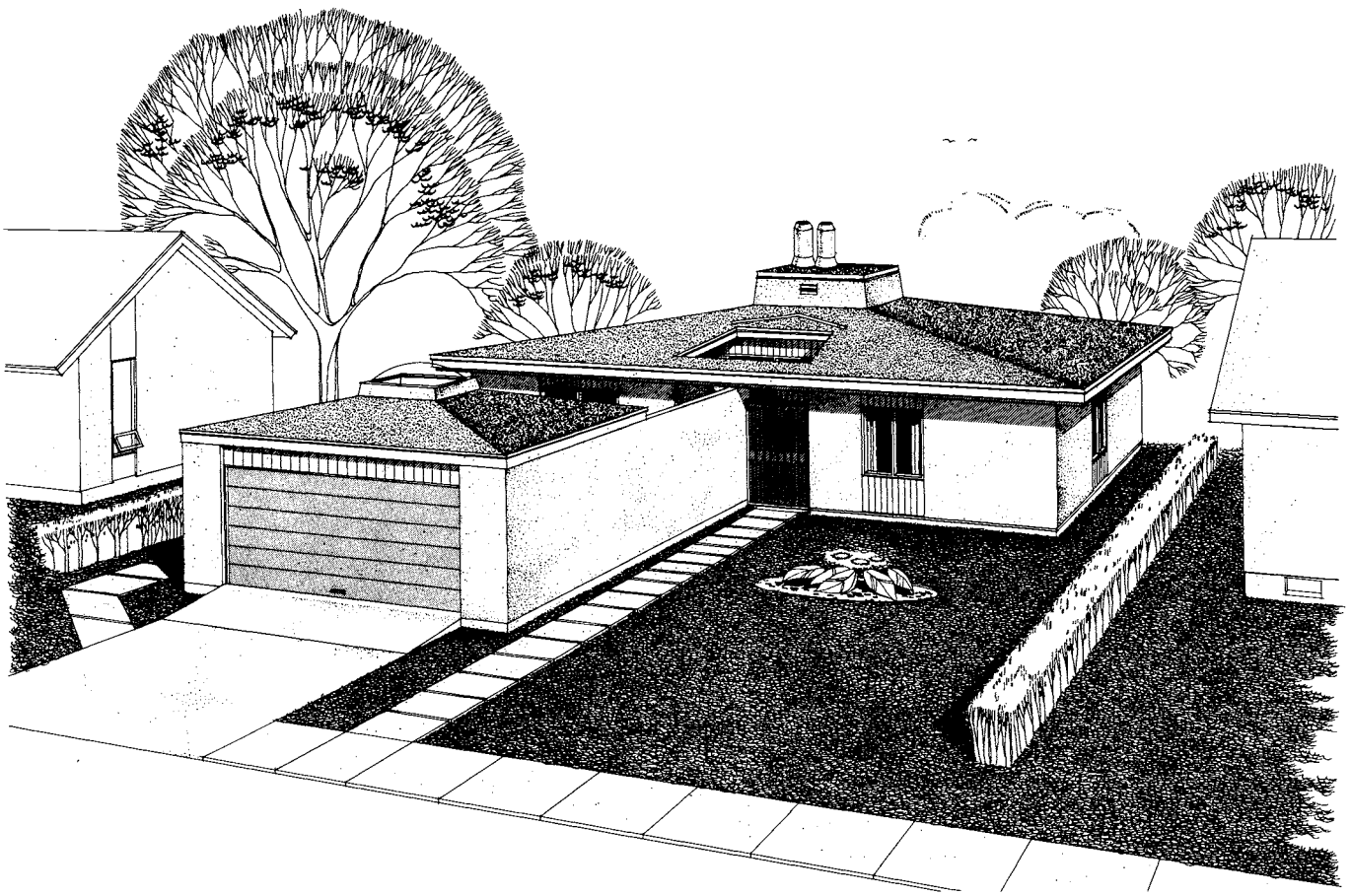
Mail orders for drawings should be accompanied by a money order or cheque made payable to Central Mortgage and Housing Corporation.

Cheques should include bank exchange charges.



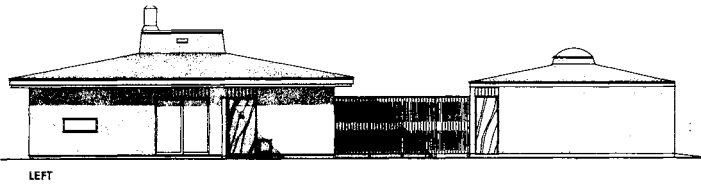
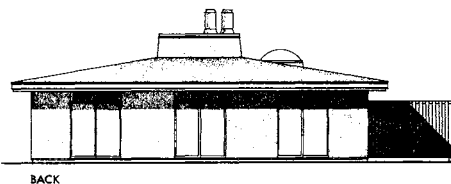
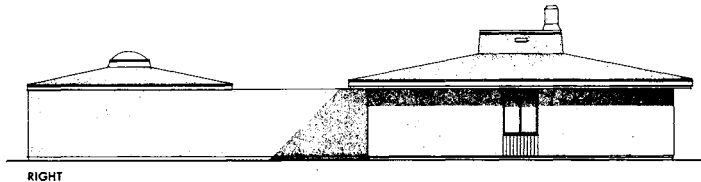
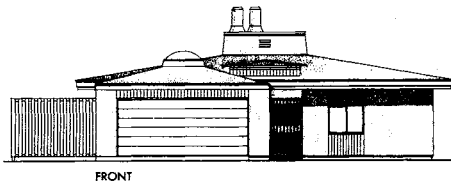
AREA: 1,410 square feet

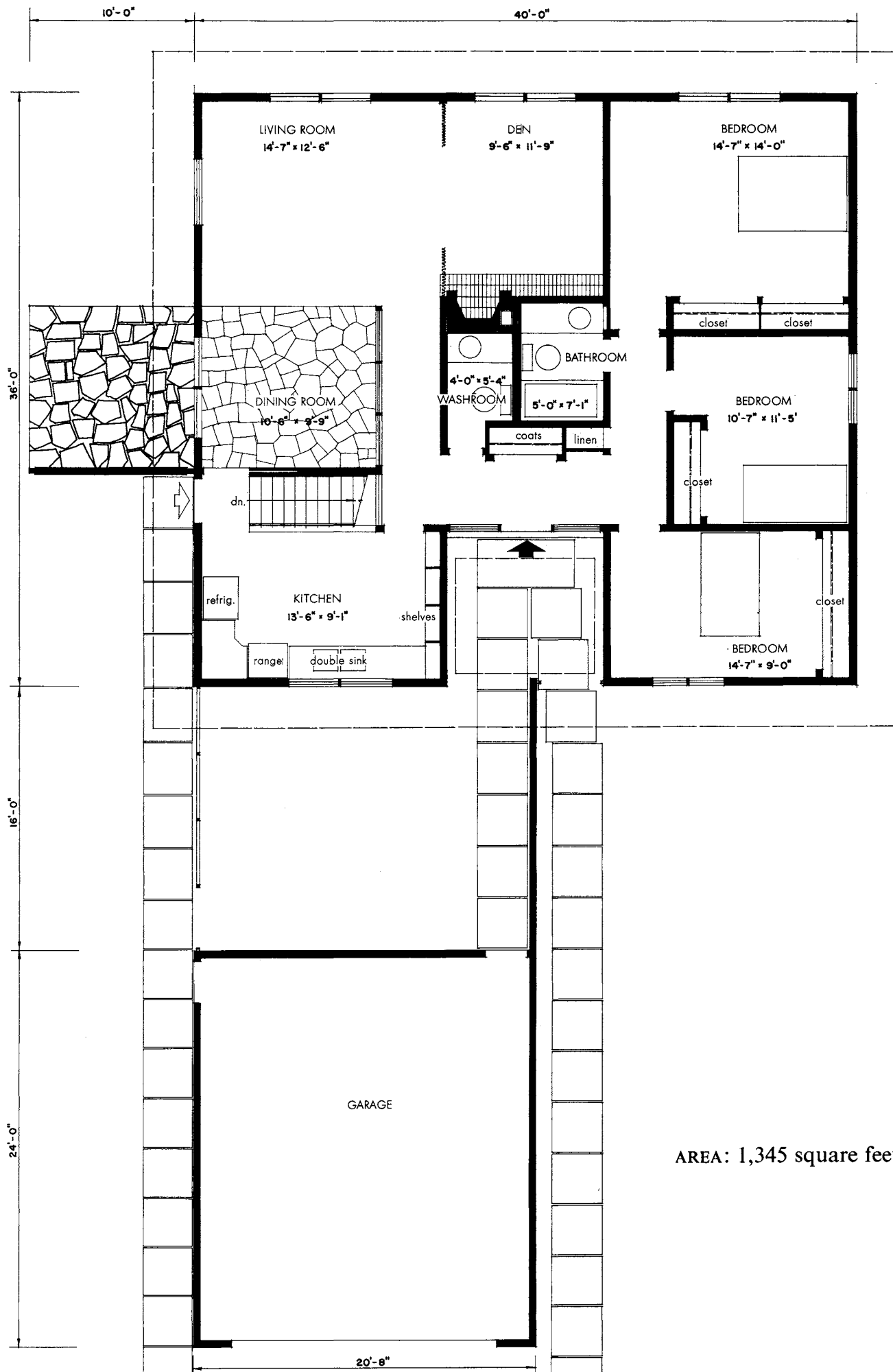


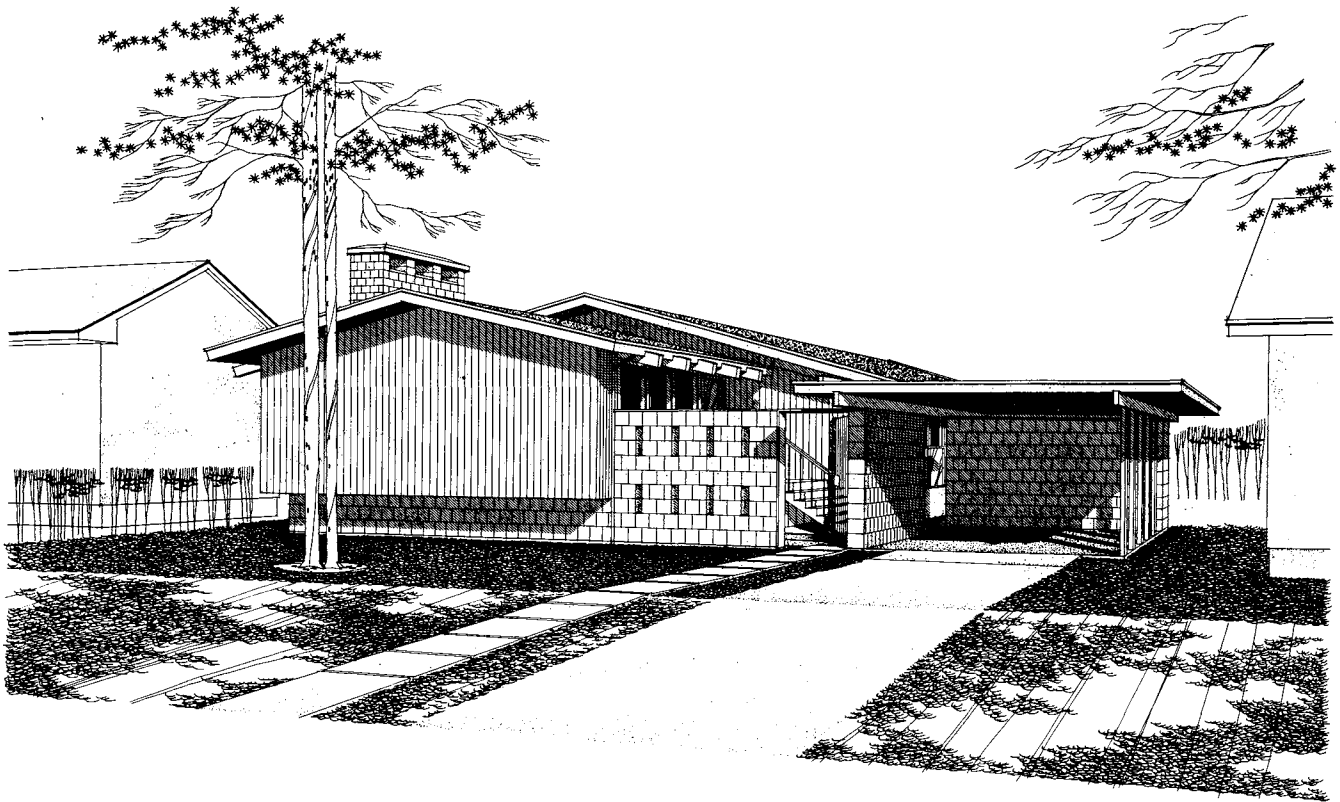


Design 2328 *Architect: R. B. W. GORDON, Toronto, Ont.*

Putting the garage in front on the street side of this house has added to its privacy and provided an enclosed courtyard. The kitchen windows overlook the courtyard which connects to the front door. Sliding doors open off the dining room to a terrace and similar doors from the living room, den and master bedroom make it possible to develop outdoor living in the back garden. The bedrooms are well separated from the rest of the house by a good sized entrance and washroom-bathroom core. The house should be sited with the front door facing north.

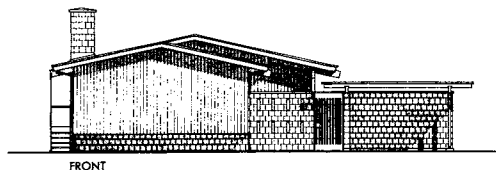


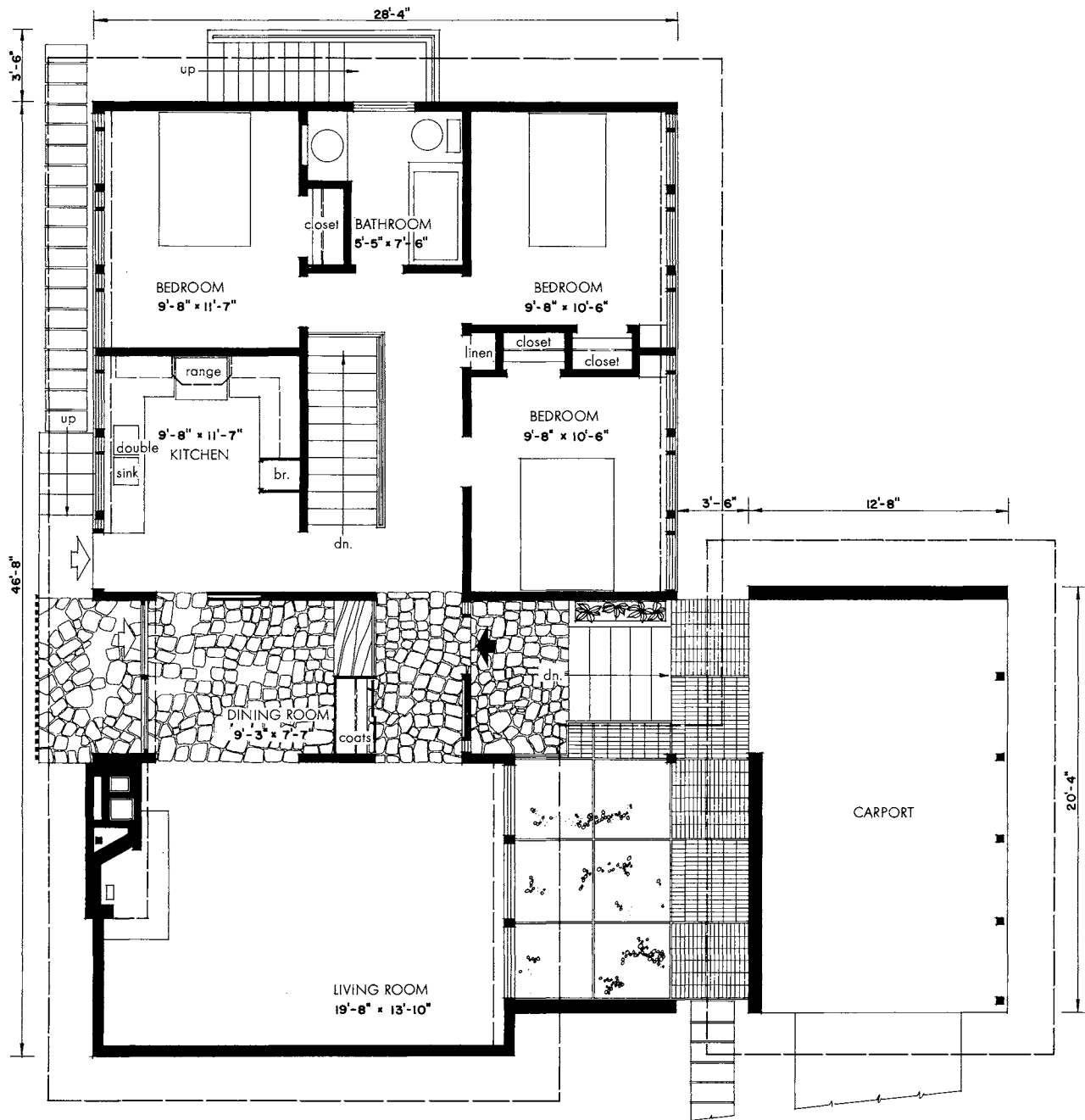




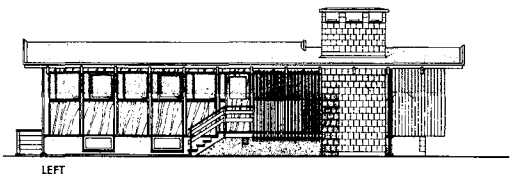
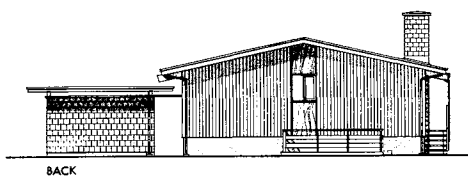
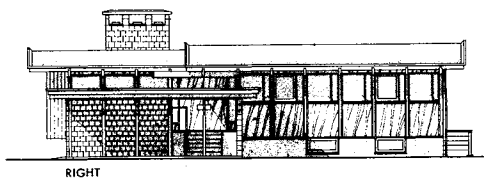
Design 2329 *Architect: J. F. GILMOUR, Vancouver, B.C.*

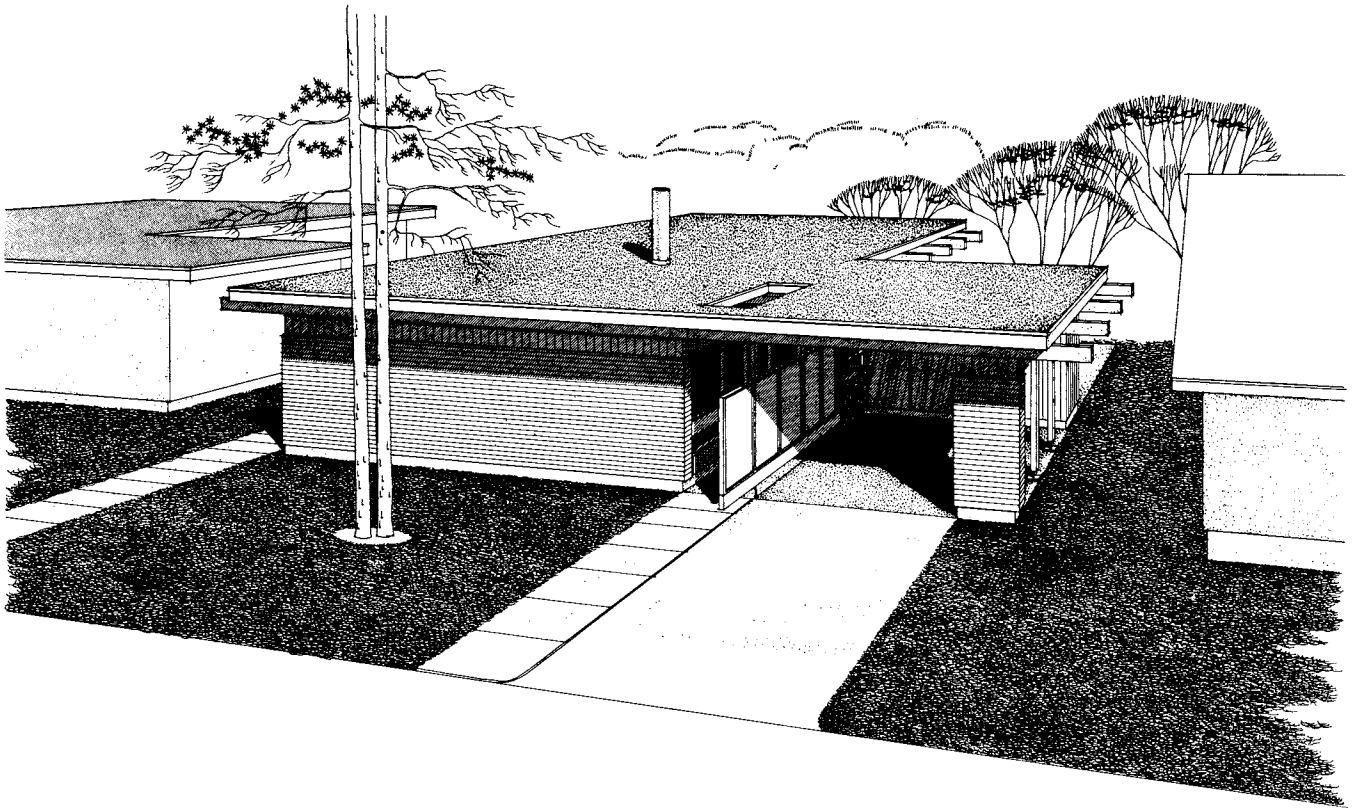
A front-entrance courtyard is the dominant feature of this three-bedroom house which has been designed for family privacy. The living room at the front of the house looks out on the courtyard which is screened from the street by a pierced block wall. Wide sheltered steps and a flagstone platform add interest to the entrance area. The living room is separated from the rest of the house by a foyer while further dimension is given to the dining room by a screened balcony. The front door should face south.





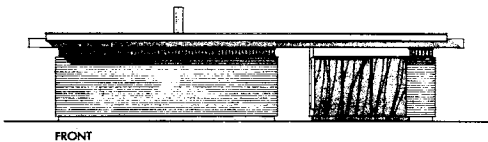
AREA: 1,115 square feet

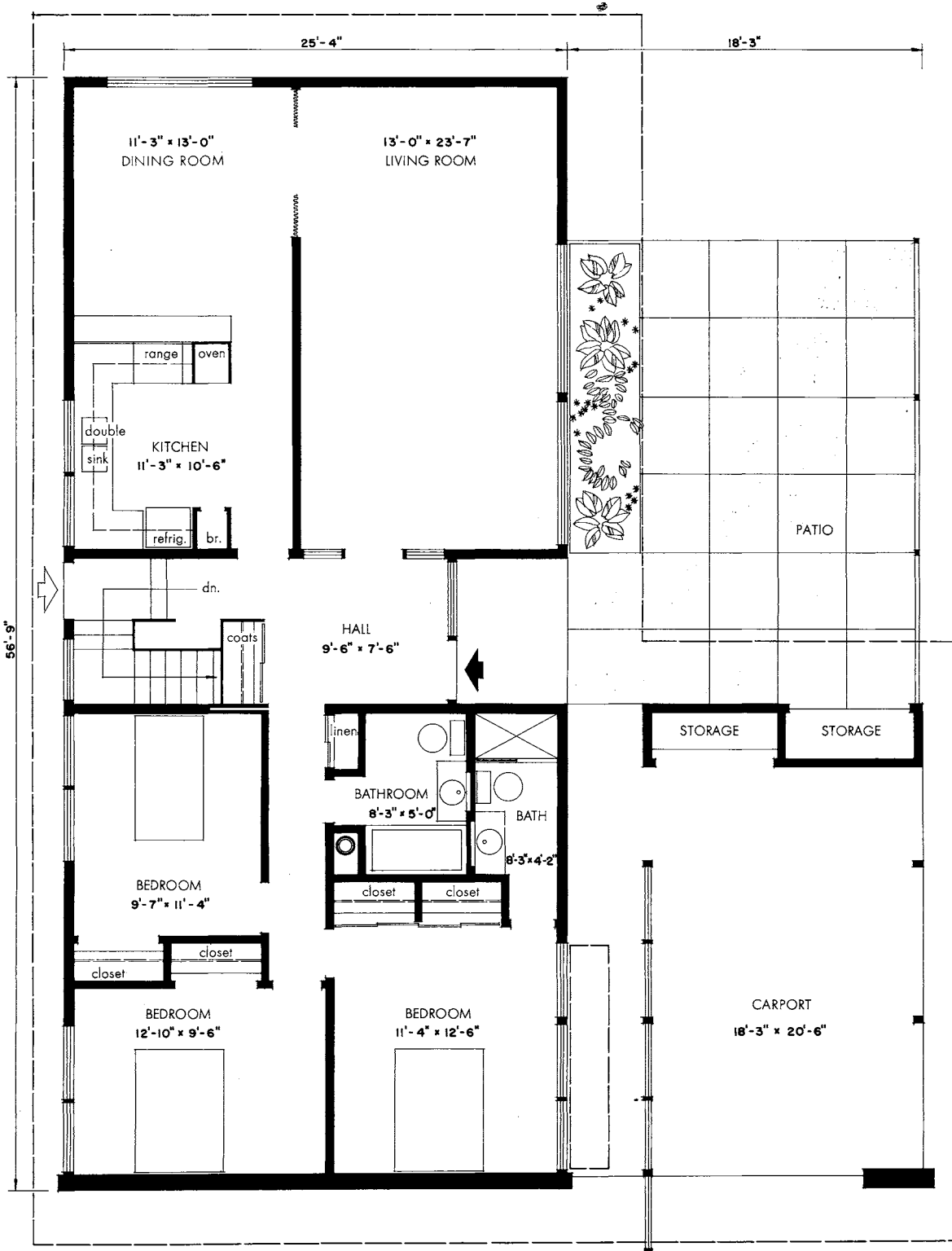




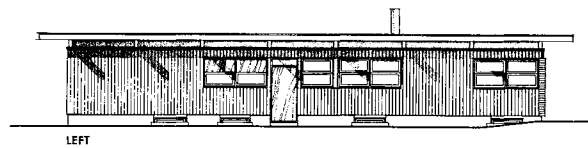
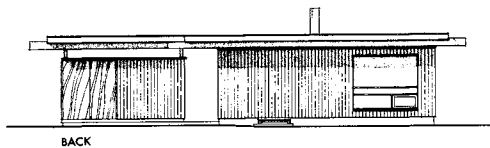
Design 2331 *Architect: J. BRYAN CRAWLEY, Winnipeg, Man.*

The bedrooms have been located at the front of this bungalow design with the living section taking advantage of the rear garden area. Large living room windows look out on a screened patio. A straightforward interior layout provides for distinct separation of the living and sleeping sections. The U-shaped kitchen is convenient to the separate dining room. For best siting, the front entrance and living room should face south.





AREA: 1,400 square feet



Small House Designs



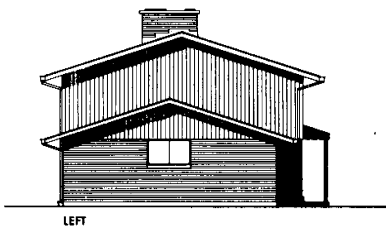
Design 613 *Architect: G. E. D. ROSS, Toronto, Ont.*

The square shape and simple framing of this four-bedroom house should make it economical to build. The kitchen is large enough for a breakfast table and has an outside door protected by an extension to the garage roof. Added features are the study and washroom on the ground floor. The exterior is straightforward, dignified and of good proportion. The front door should face north.

Working drawings may be purchased for \$15.00 plus municipal and provincial taxes where these are applicable. Four copies are provided and extra copies, if required, may be obtained for \$3.75 each plus taxes.

Mail orders for drawings should be accompanied by a money order or cheque made payable to Central Mortgage and Housing Corporation.

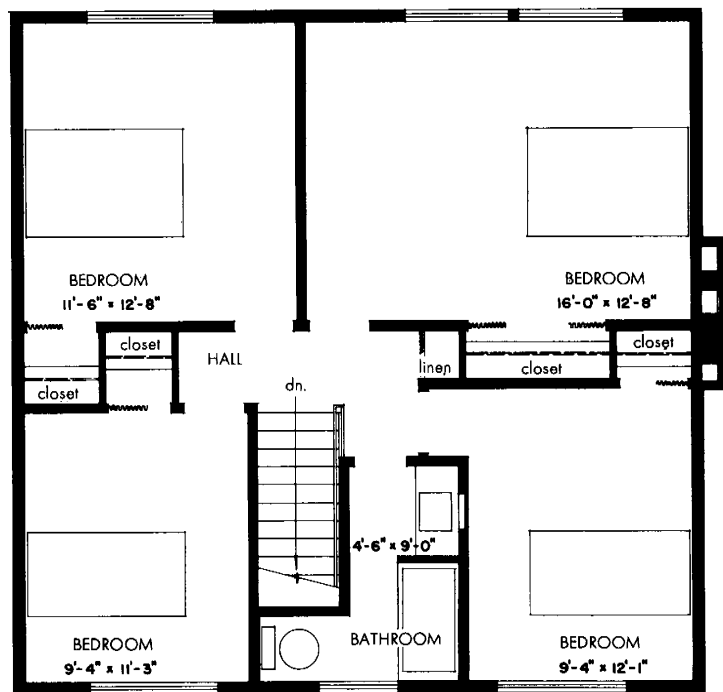
Cheques should include bank exchange charges.



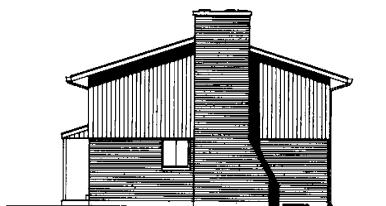
LEFT



FRONT



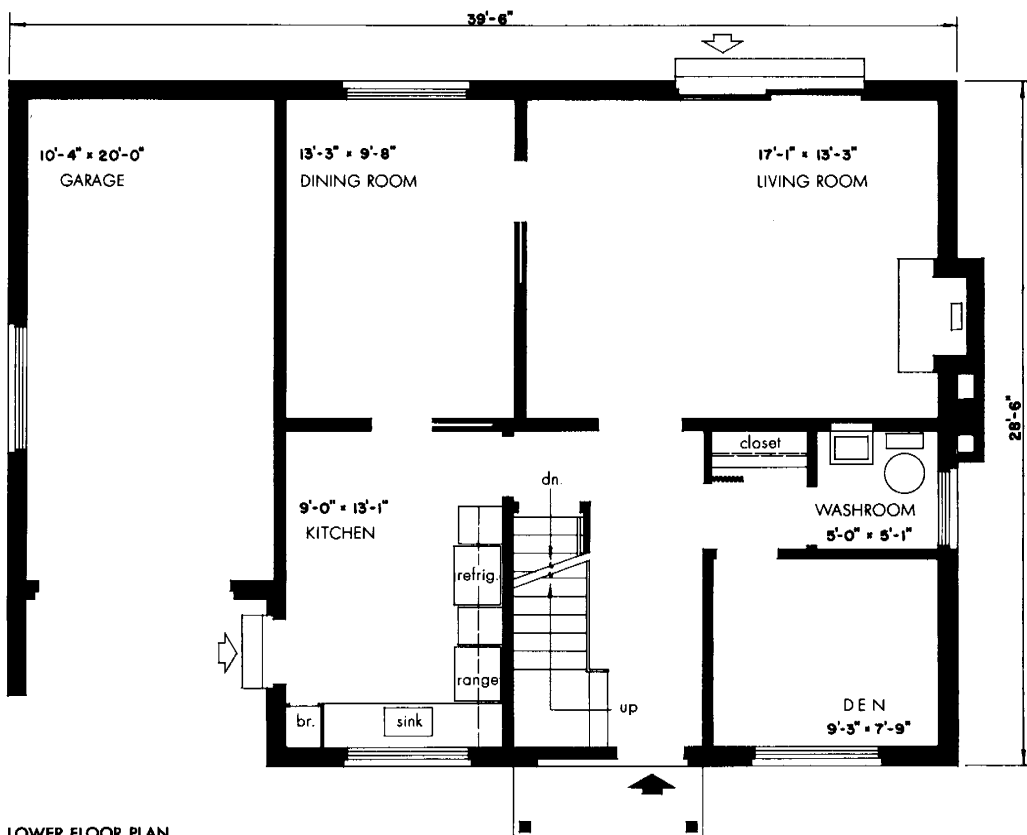
UPPER FLOOR PLAN



RIGHT

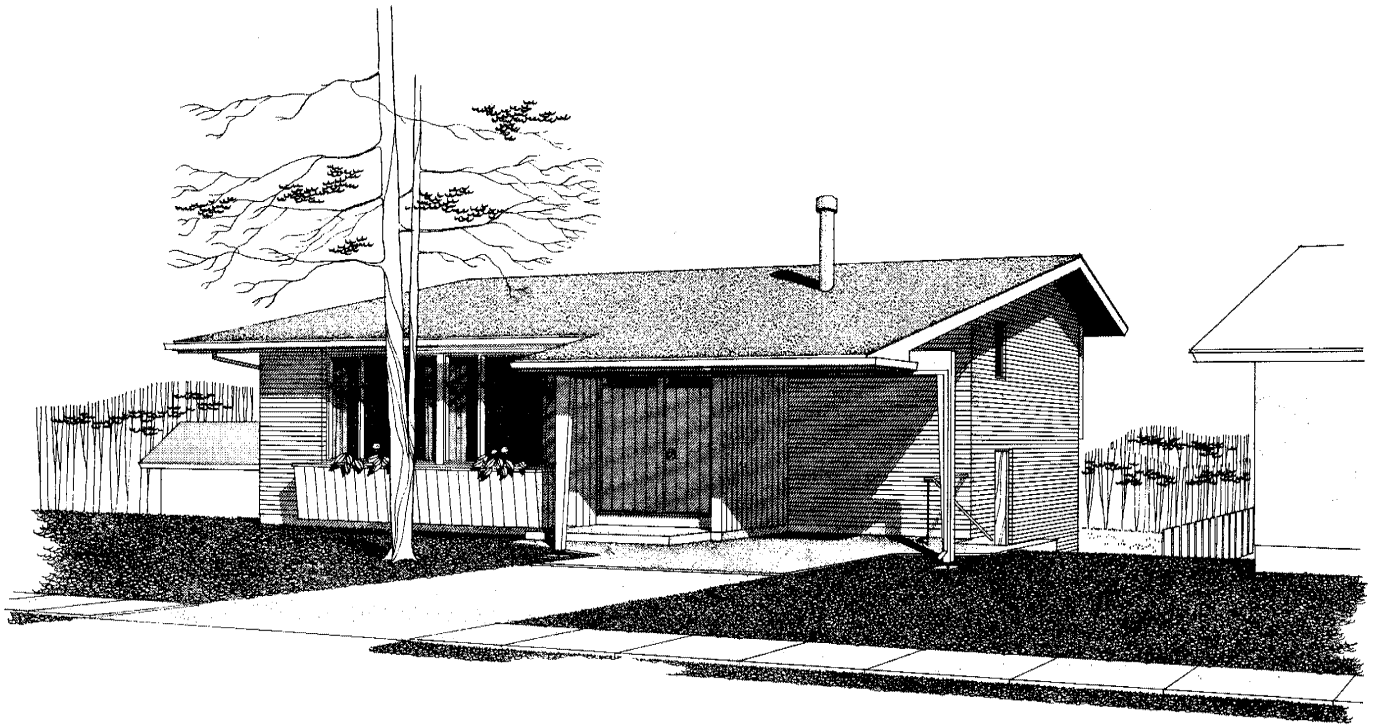


BACK



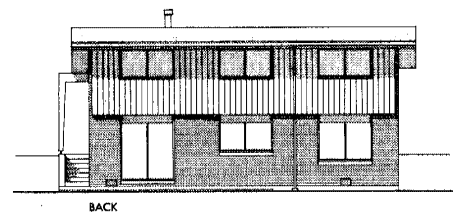
LOWER FLOOR PLAN

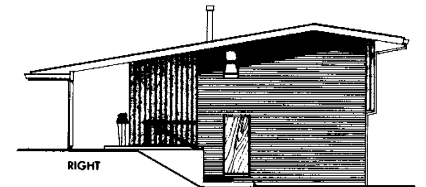
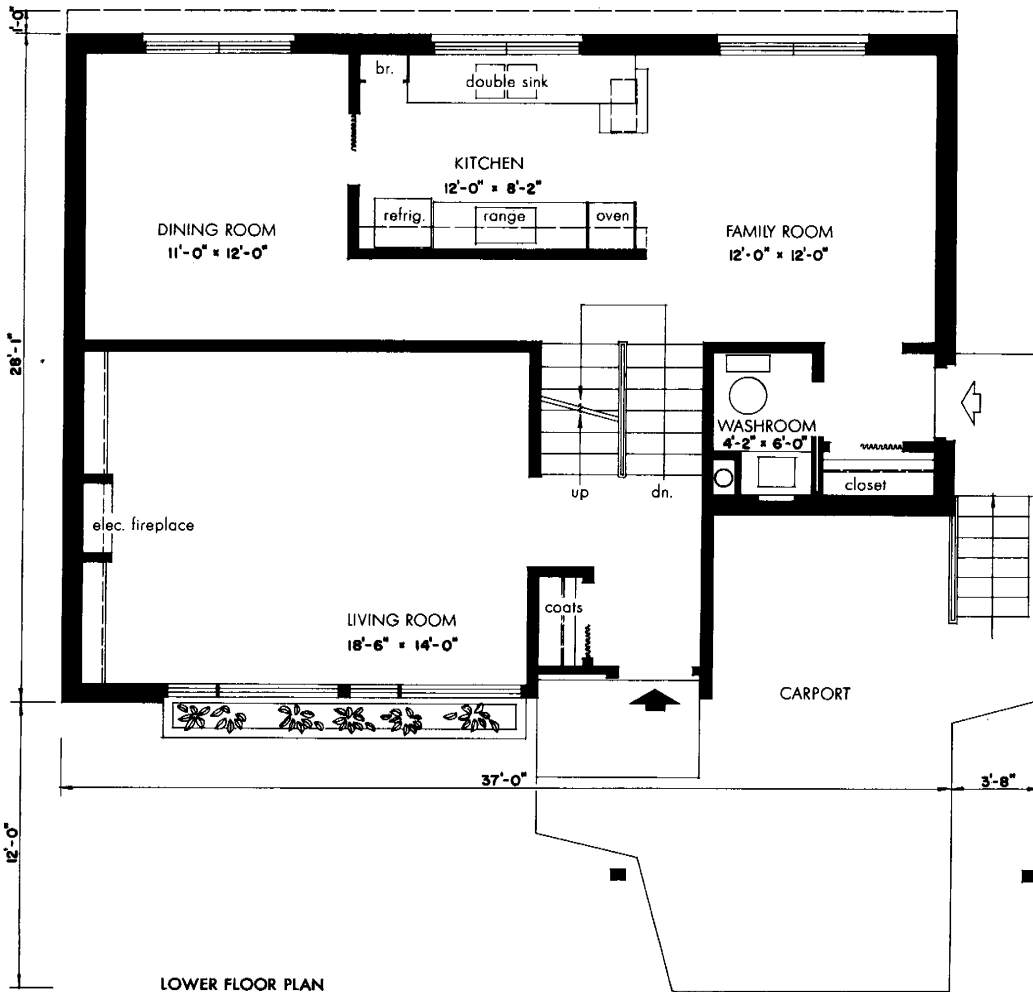
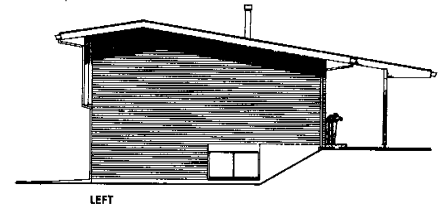
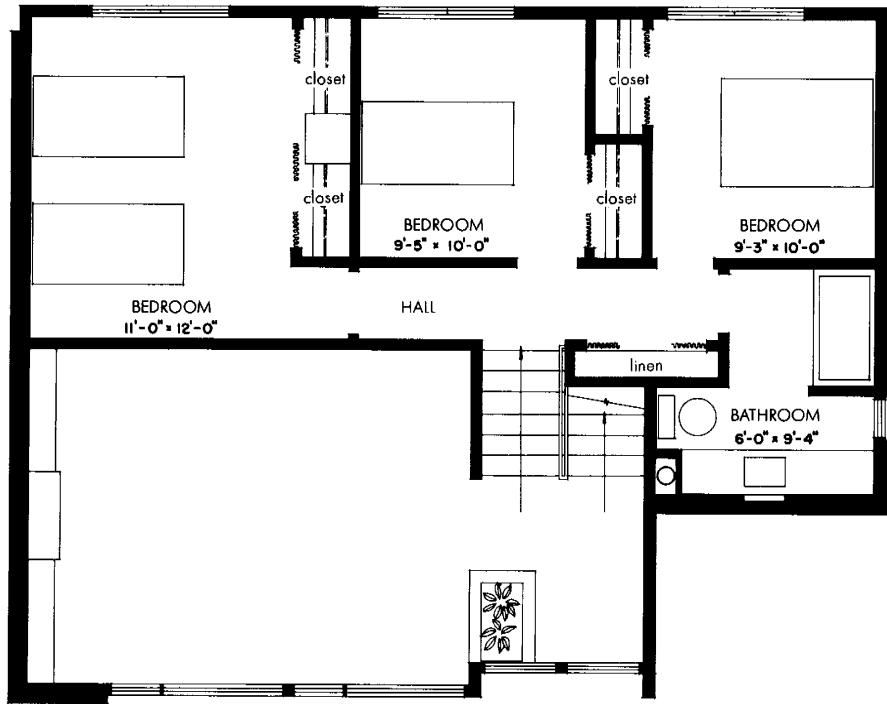
AREA: 1,610 square feet



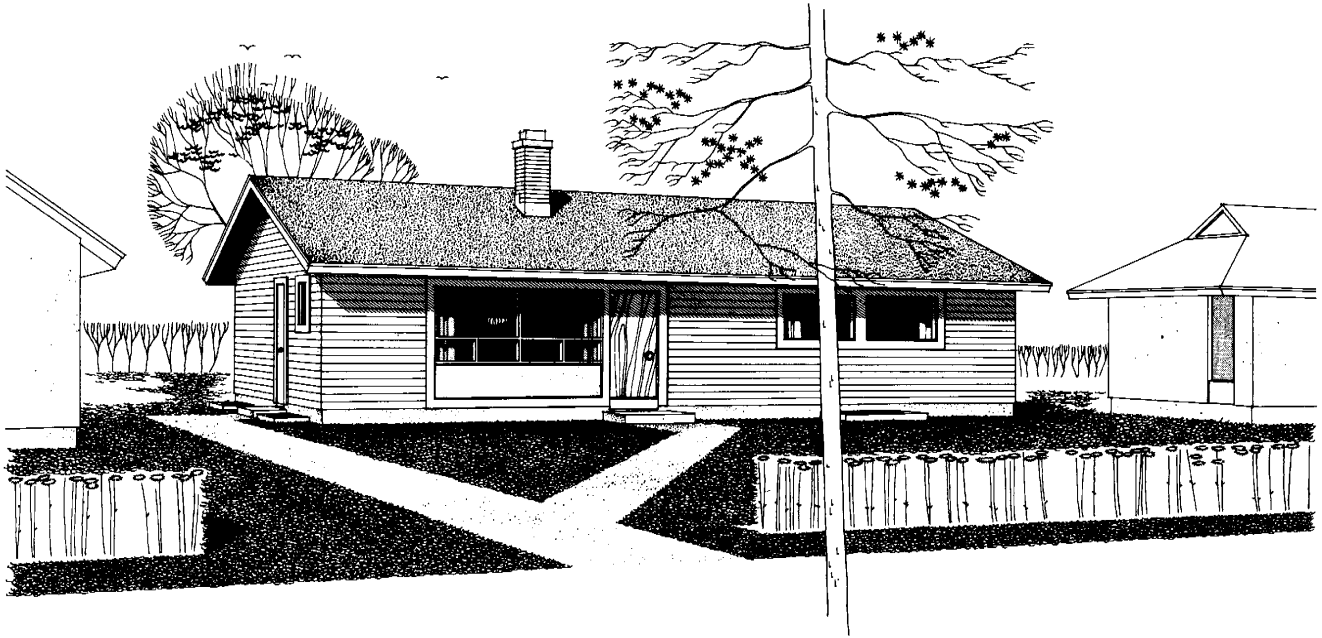
Design 770 *Architect: BLAKE F. PRATT, Edmonton, Alta.*

This house is designed for a site sloping away from the street. At the entrance level there is a living room and a stairway which leads up to three bedrooms and a good-size bathroom and down to a dining room, kitchen and family room. An outside stair from the carport provides access to a service entry which has both a washroom and a coat cupboard. Separation of space and circulation is excellent. With the front door facing north, the outdoor patio off the family room will add to the living qualities of this house.



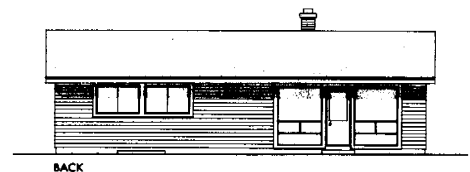


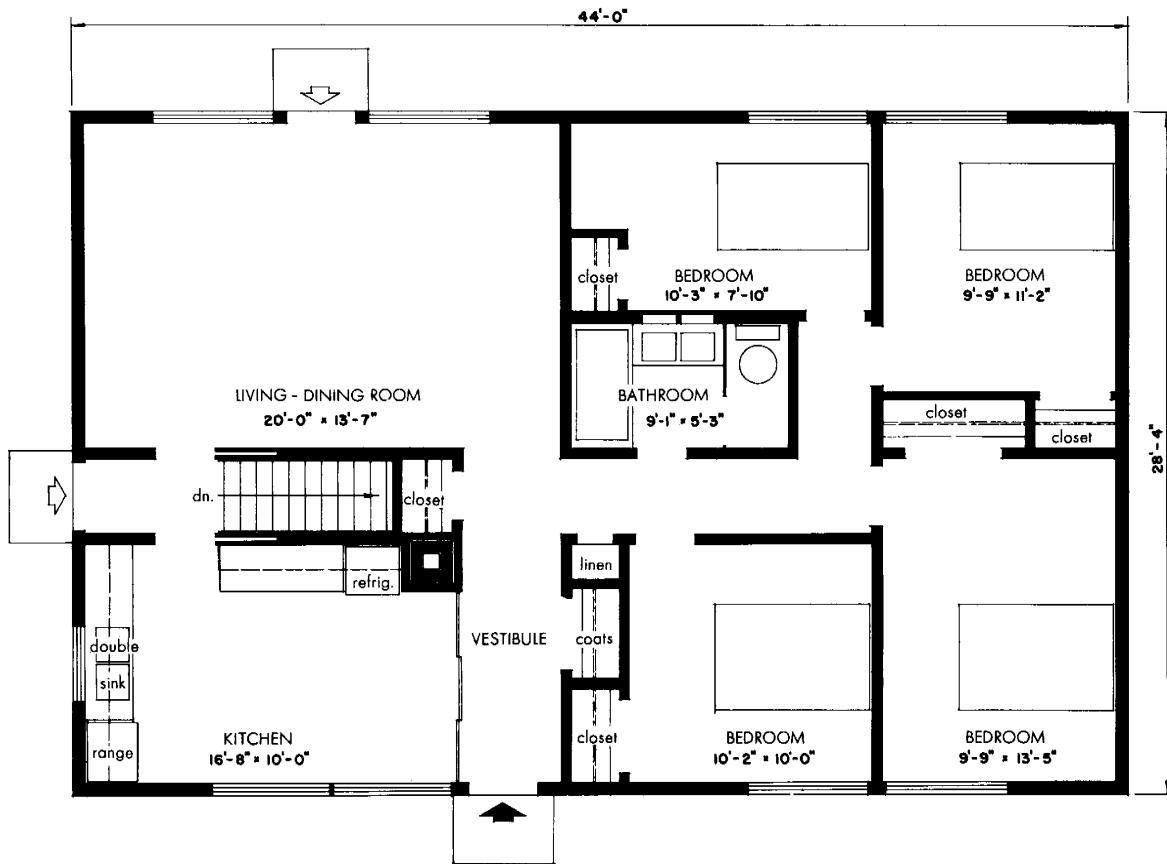
AREA: 1,535 square feet



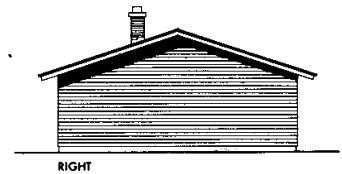
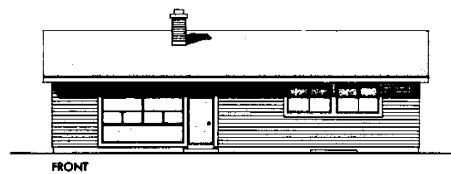
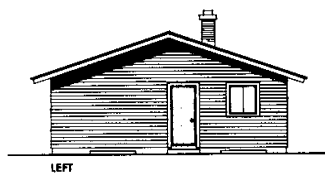
Design 812 *Architect: EARL R. DUNLOP, Toronto, Ont.*

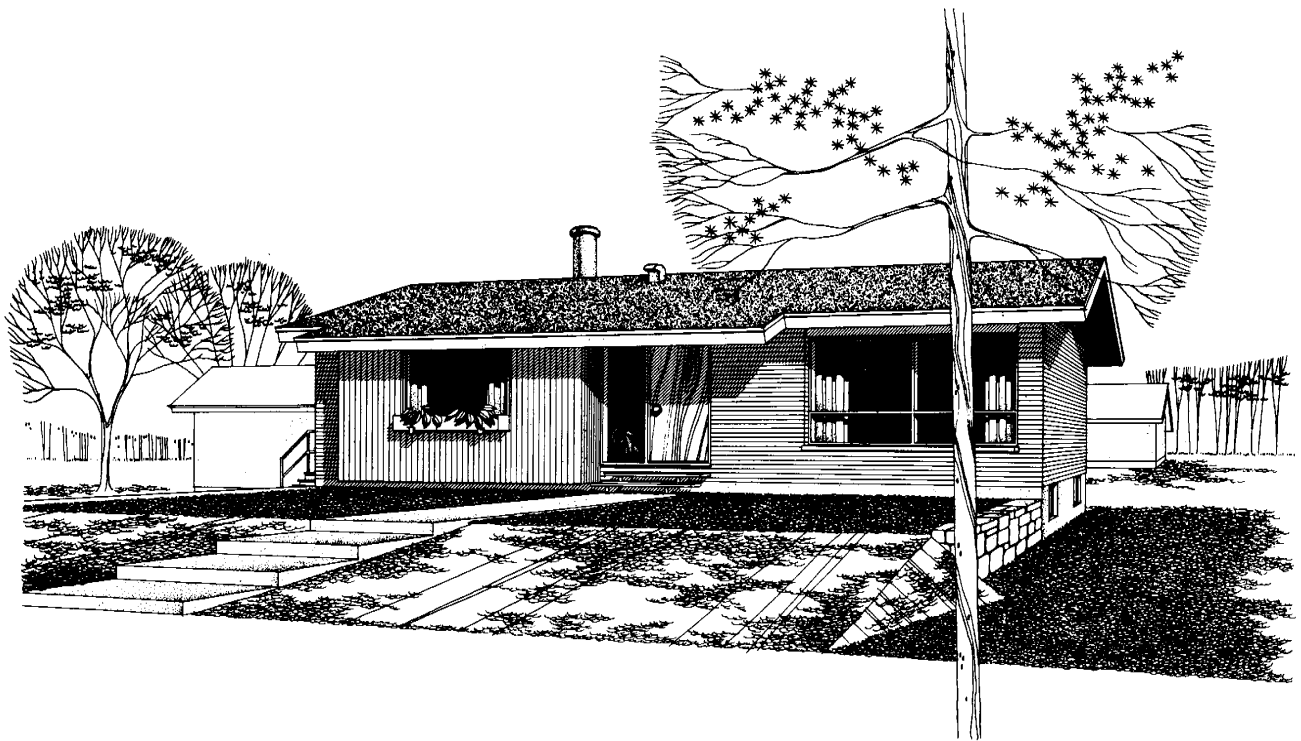
This modest bungalow with its quiet, unadorned exterior will fit neatly into almost any neighbourhood. Notwithstanding its simplicity of design, the house makes excellent use of space. There are four bedrooms, a twenty-foot living room and a kitchen of ample size to include dining space. The basement can be reached from the side entrance without going through any intervening room. There is space in the basement for storage, laundry and furnace room. By a small amount of extra excavation an excellent playroom and workroom can be provided. The front door should face east or north.





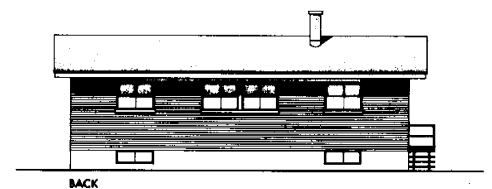
AREA: 1,245 square feet

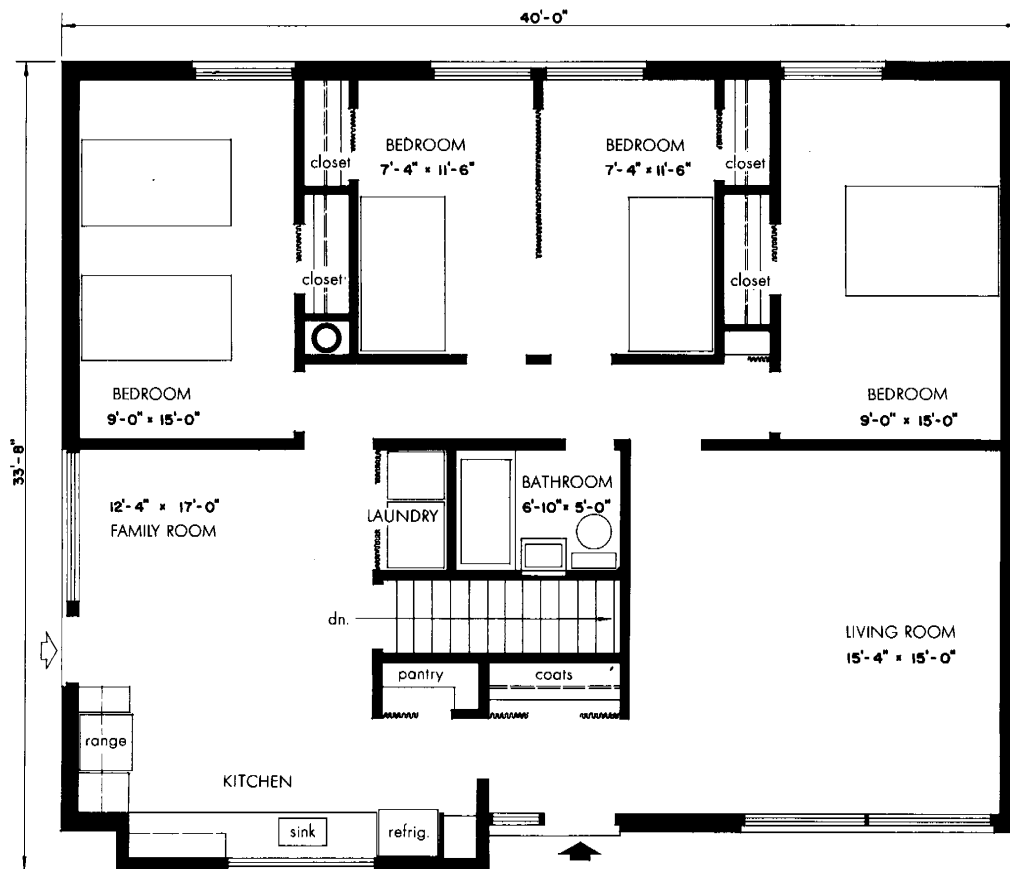




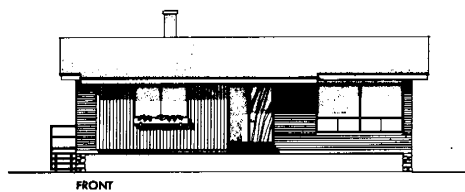
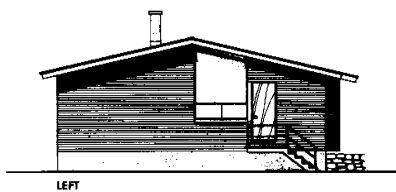
Design 813 *Architect: JACQUES VINCENT, Ste-Dorothee, Que.*

Here is a simple but elegant one-storey house for family living with a well-planned interior arrangement. One of its interesting features is the centre bedroom that can be divided into two smaller bedrooms when required, a point to consider for those with a growing family. The architect has achieved a minimum of hall area for better utilization of space. Off the large, well lighted kitchen there is a space to accommodate a washer and dryer. The basement area is open and may be divided into a playroom, workroom and storage room.

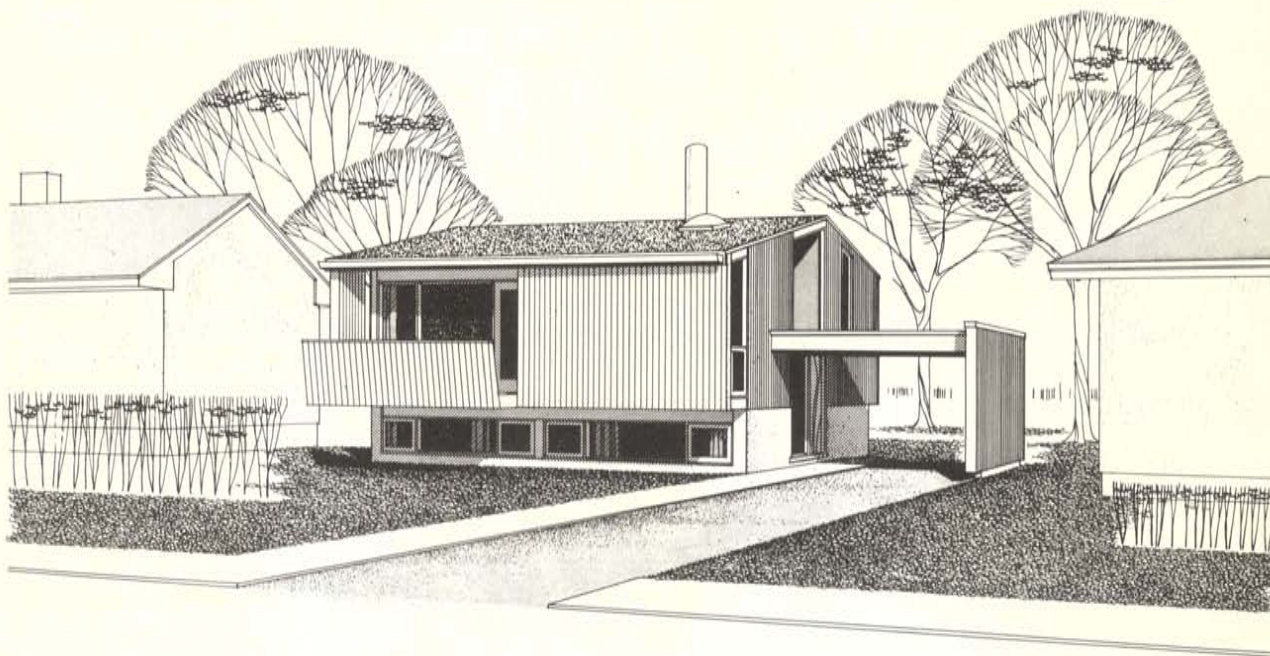




AREA: 1,305 square feet



Small House Designs



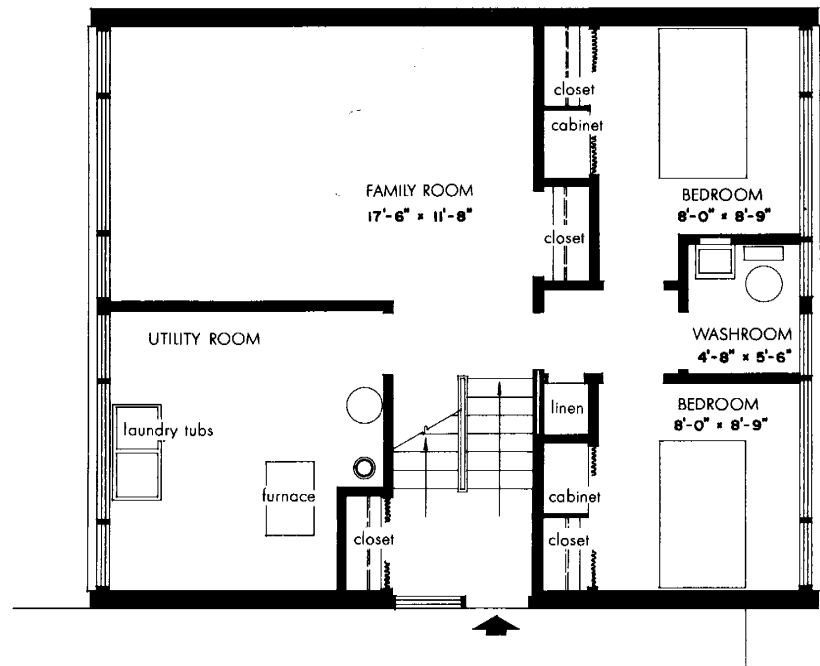
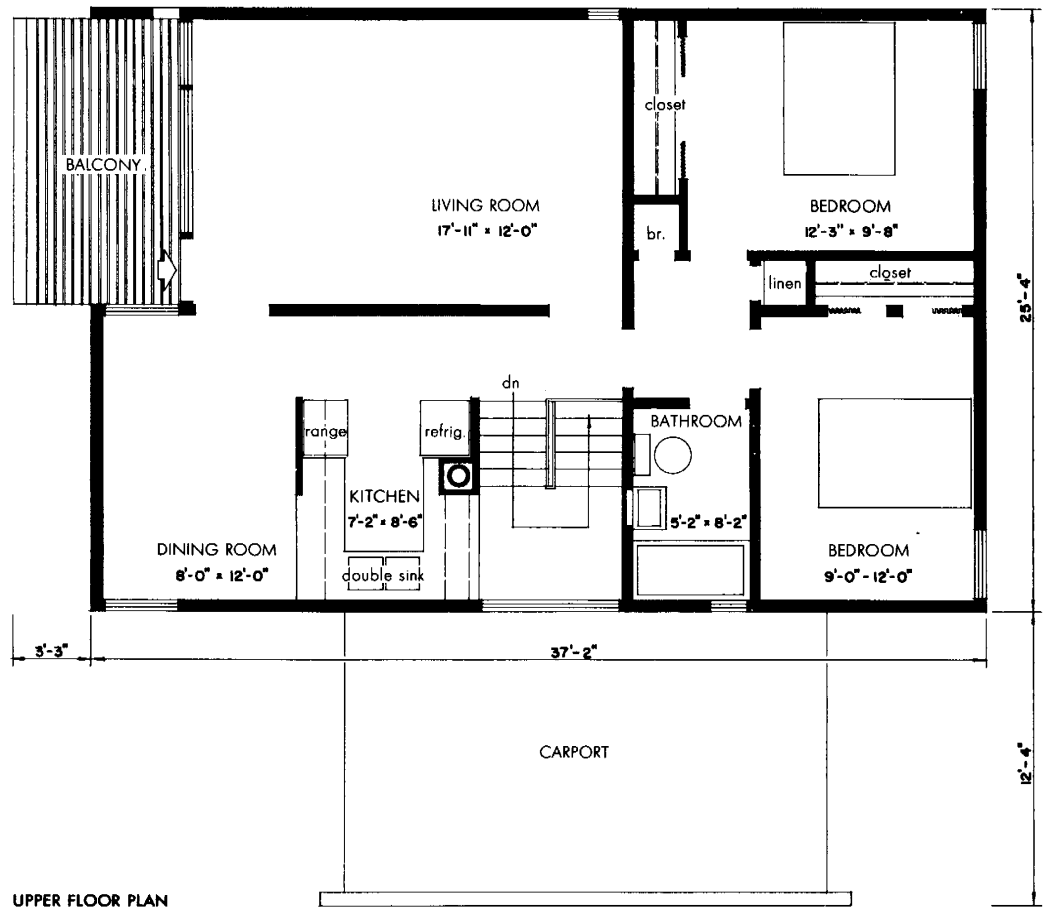
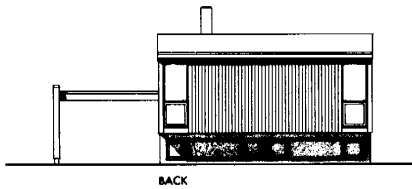
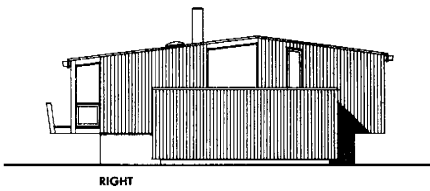
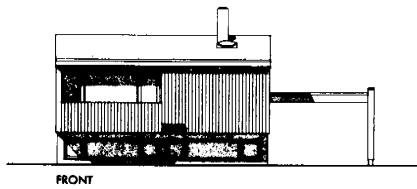
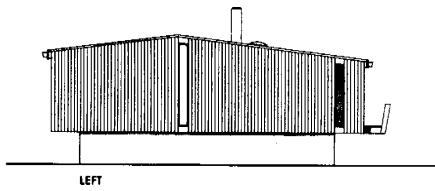
Design 814 *Architect: K. BRIESTENSKY, Guelph, Ont.*

An interesting elevation combined with a practical layout gives this two-level house a character of its own. An inviting sun porch off the living room is one of its distinctive features. The use of space has been well organized, allowing for two bedrooms on each level. The split-level entrance provides easy access to both floors. A good-sized family room should be of particular interest for the large family. The front door should face east.

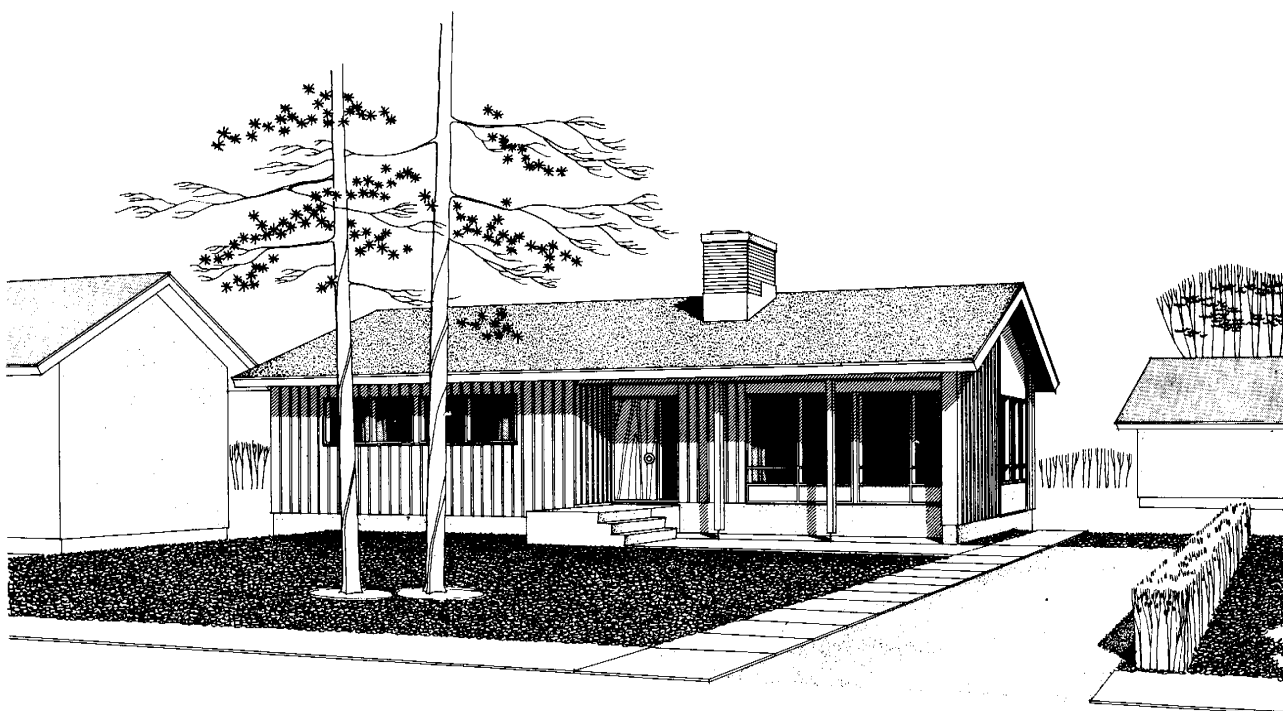
Working drawings may be purchased for \$15.00 plus municipal and provincial taxes where these are applicable. Four copies are provided and extra copies, if required, may be obtained for \$3.75 each plus taxes.

Mail orders for drawings should be accompanied by a money order or cheque made payable to Central Mortgage and Housing Corporation.

Cheques should include bank exchange charges.

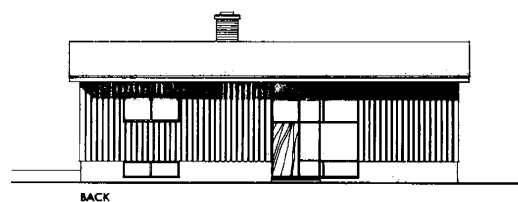


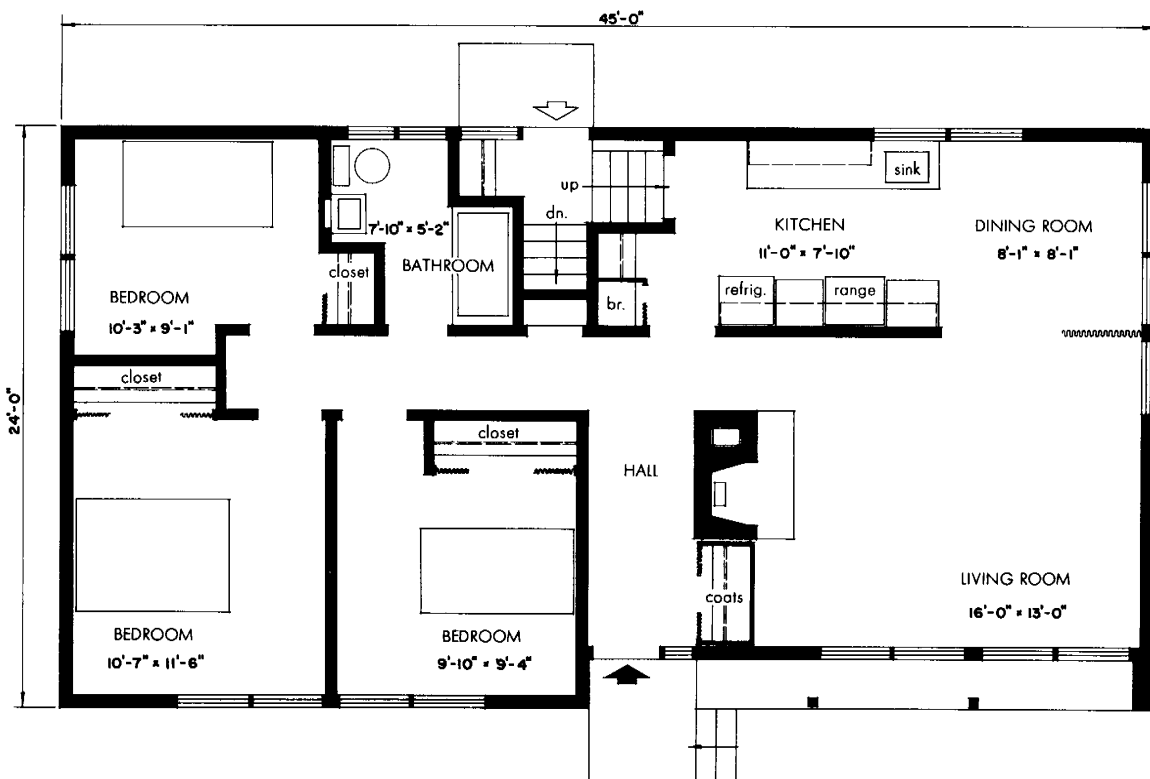
AREA: 1,190 square feet



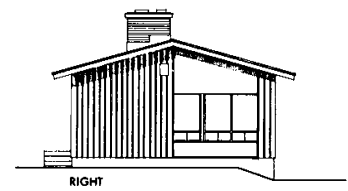
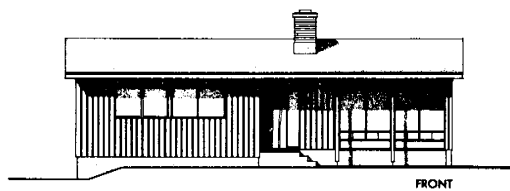
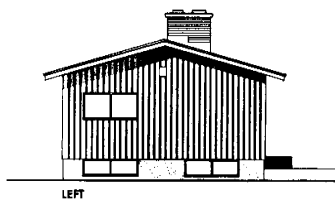
Design 2315 *Architects: CRITCHLEY & DELHEAN, North Bay, Ont.*

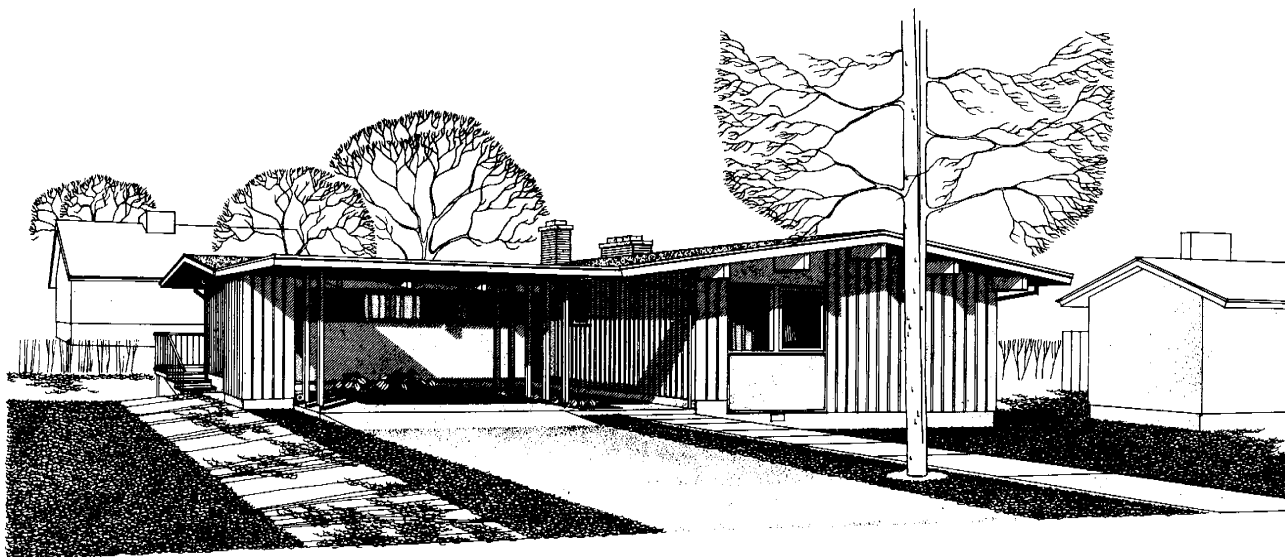
This is a neat one-storey house with a centrally located fireplace. There is direct access to the basement from the outside and a good arrangement of the kitchen-dining area. High bedroom windows allow for both privacy and convenient placing of furniture. The concentration of corridors in the centre of the house is excellent. The front door should face west or south.





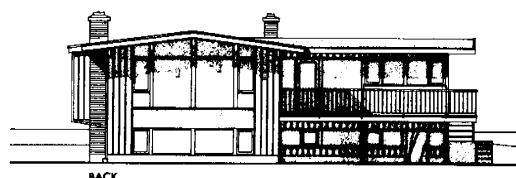
AREA: 1,040 square feet

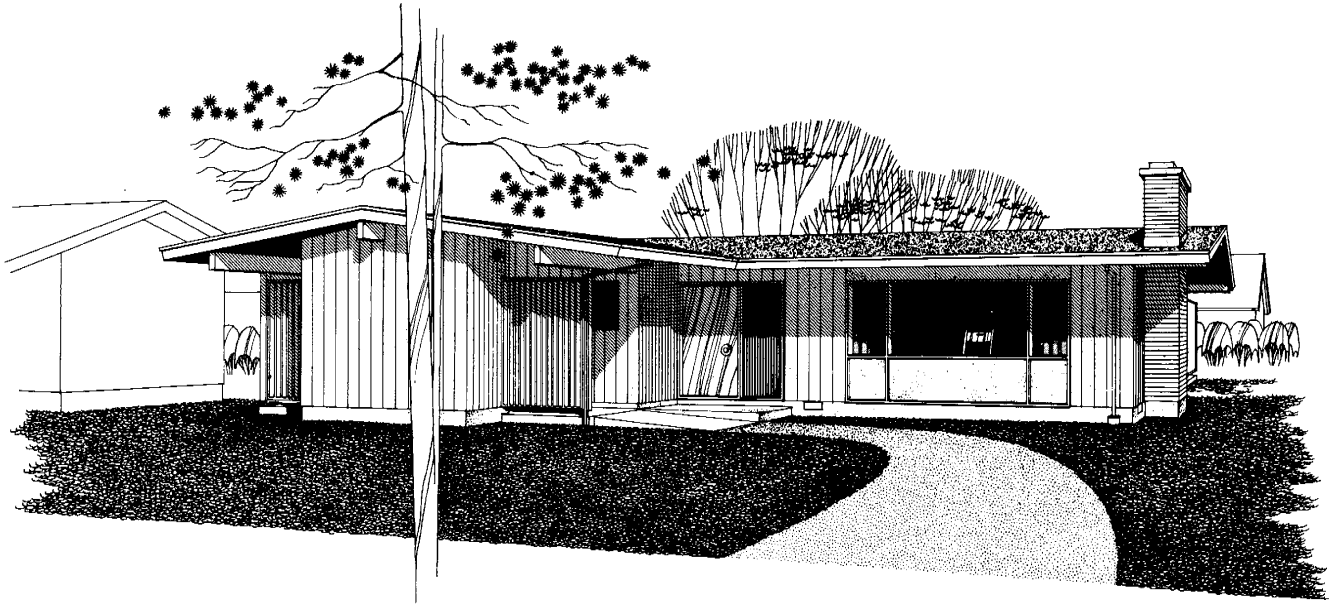




Design 2324 *Architect: B. L. PETERSON, Victoria, B.C.*

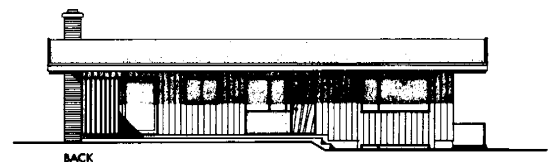
This house is particularly well suited to a lot that slopes towards the back. The lower floor level can be reached directly from the outside. The arrangement of carport and covered walks adds to the interest of the house. There is excellent separation of the living, working and bedroom areas. A playroom with a fireplace, as well as a washroom, and utility and storage facilities are located in the basement. The front door should face east.

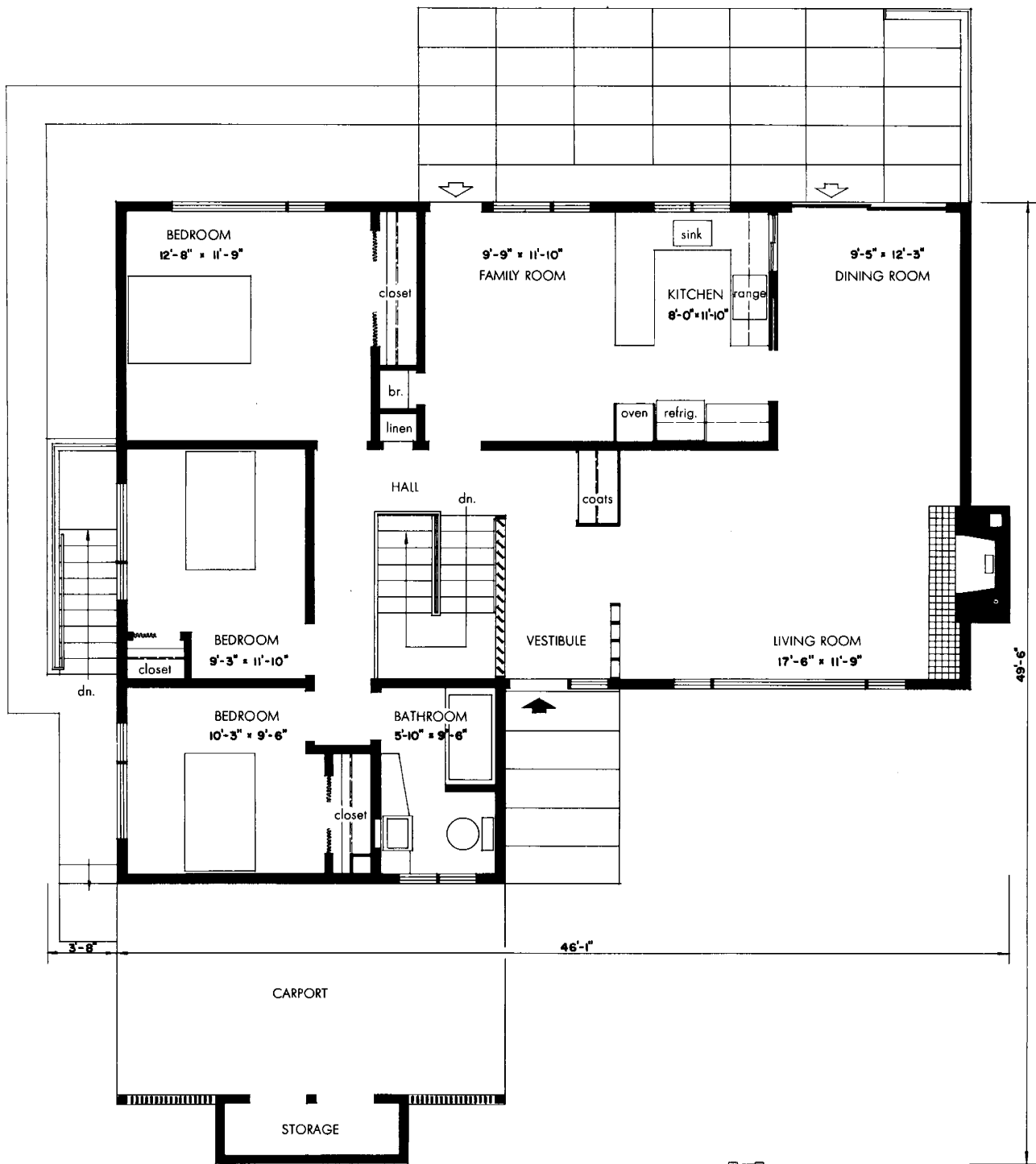




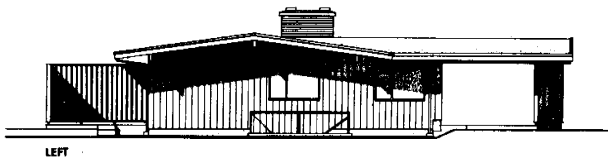
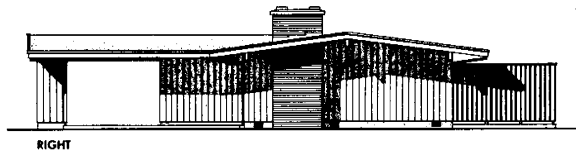
Design 2325 *Architect: B. L. PETERSON, Victoria, B.C.*

The wide roof overhang of this bungalow makes it possible to walk under shelter both to the front entrance and the outside basement staircase. The plan has a standard L-shaped living-dining room, while the kitchen has a family room adjoining it. Both this room and the dining room lead to a terrace. The plan is so arranged that children can go from the outside terrace or front door to the family room or down to a playroom in the basement without crossing any principal rooms. The front door should face north.





AREA: 1,300 square feet



CENTRAL MORTGAGE AND HOUSING CORPORATION

OTTAWA, MAY 1958